



A. REPORT TO THE HEARING EXAMINER

HEARING DATE: November 8, 2016

Project Name: New Sartori Elementary School

Owners: Rick Strake; Renton School District; 7812 S 124th St; Seattle, WA 98178

Contact: Lisa Klein; AHBL; 2215 N 30th Street, #300; Tacoma, WA 98043

File Number: LUA16-000692, PPUD, CU-H

Project Manager: Matthew Herrera, Senior Planner

Project Summary: The Renton School District has submitted applications for Hearing Examiner Planned Urban Development and Hearing Examiner Conditional Use Permit approvals for the construction of a new 3-story 79,000 square foot Sartori Elementary School. The subject property consists of 14 contiguous parcels (city block) that are bound by Park Ave N., Garden Ave N., N 4th St., and N 3rd St. The 5.28 acre subject property is an entire block located within the Residential-8 (R-8), R-10, Commercial Neighborhood (CN), and Commercial Arterial (CA) zoning designations. All existing structures are in the process of being removed. Vehicle access to the subject property is proposed on N. 3rd St. and N. 4th St. The proposal includes 83 parking stalls, 14 bus loading spaces, and 14 covered bicycle parking spaces. The Planned Urban Development application requests to comply with CA development and corresponding Urban Design Overlay 'D' standards for the entire property as an alternative to attempting to comply with the four underlying zones. Additional requested PUD modifications includes setbacks, parking, landscaping, refuse/recycling, and street standards. The applicant has proposed public benefits including a public facility, public plaza, large play field and other programmed play areas, and enhanced landscaping. The subject property is within the Wellhead Protection Zone 1 and potential seismic hazard area.

Site Area: 229,996 SF (5.28 ac) **Total Building Area GSF:** 79,000 SF

Project Location: 315 Garden Ave N.



Project Location Map

B. EXHIBITS:

- Exhibit 1: HEX Report, dated November 1, 2016
- Exhibit 2: Site Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Neighborhood Detail Map
- Exhibit 5: Notice of SEPA Consultation Prepared by Renton School District
- Exhibit 6: City SEPA Comment Letter to District
- Exhibit 7: Mitigated Determination of Non-Significance issued by the Renton School District
- Exhibit 8: Elevations
- Exhibit 9: Tree Retention Plan
- Exhibit 10: Stormwater Technical Information Report (TIR) prepared by AHBL, dated August 2016
- Exhibit 11: Transportation Report prepared by Heffron Transportation, dated August 26, 2016
- Exhibit 12: Arborist Report prepared by Washington Forestry Consultants, dated August 23, 2016
Geotechnical Report prepared by Associated Earth Sciences Incorporated, dated
- Exhibit 13: August 4, 2016.
- Exhibit 14: Email Comments from Angie Laulainen
- Exhibit 15: City Staff Response to Angie Laulainen
- Exhibit 16: Carbon Copy Email Comments
- Exhibit 17: Tree Retention Worksheet Completed by Applicant
- Exhibit 18: Screening Details (Garbage Enclosure)
Concurrency Memo Prepared by Brianne Bannworth Development Engineering
- Exhibit 19: Manager, dated October 31, 2016
- Exhibit 20: Civil Grading and Drainage Plan
- Exhibit 21: Civil Utility and Surfacing Plan
- Exhibit 22: Boundary and Topographic Survey
- Exhibit 23: Floor Plans
- Exhibit 24: Perspective Views (Architectural Renderings)
- Exhibit 25: Advisory Notes to Applicant
- Exhibit 26: Affidavit of Posting and Mailing
- Exhibit 27: Revised Architectural Renderings

C. GENERAL INFORMATION:

- 1. Owner(s) of Record:** Renton School District
7812 S 124th St
Seattle, WA 98178
- 2. Zoning Classification:** Residential-8 (R-8); Residential -10 (R-10),
Commercial Neighborhood (CN); and Commercial
Arterial (CA)
- 3. Comprehensive Plan Land Use Designation:** Residential High Density (HD); Residential Medium
Density (MD); and Commercial Mixed Use (CMU)
- 4. Existing Site Use:** The existing Sartori Education Center and
surrounding residential and commercial structures
which have been and/or will be demolished
- 5. Neighborhood Characteristics:**
- a. North:** *Renton School District Transportation Facility (IL and CA Zones)*
 - b. East:** *Single Family Residential (R-8 Zone)*
 - c. South:** *Single Family and Multi-Family Residential (CN and R-8 Zones)*
 - d. West:** *Commercial, Single Family, and Multi-Family Residential (CA and CN Zones)*
- 6. Site Area:** 229,996 SF (5.28 ac)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	156	05/23/1909

E. PUBLIC SERVICES:

- 1. Existing Utilities**
- a. Water:** Water service is provided by the City of Renton. The site is in the Valley service area in the 196' hydrologic pressure zone. There are existing mains between 6 and 16 inches in diameter in each abutting street right-of-way.
 - b. Sewer:** Sewer service is provided by the City of Renton. There is an existing 22-inch concrete sewer main within the N. 4th Street right-of-way.
 - c. Surface/Storm Water:** There are existing 12-inch stormwater mains within the Park Ave N and N. 4th St. right-of-ways and a 10-inch stormwater main with the N 3rd St. right-of-way.
- 2. Streets:** The site is bounded by Park Ave N., Garden Ave N., N 4th St., and N. 3rd St. Each street contains curb, gutters, and sidewalks. N. 3rd St. and Garden Ave N. contain planter strips.
- 3. Fire Protection:** Renton Fire Authority

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-120: Commercial Development Standards

2. Chapter 3 Environmental Regulations

- a. Section 4-3-050: Critical Area Regulations
- b. Section 4-3-100: Urban Design Regulations

3. Chapter 4 Property Development Standards**4. Chapter 6 Streets and Utility Standards**

- a. Section 4-6-060: Street Standards

5. Chapter 9 Permits – Specific

- a. Section 4-9-030: Conditional Use Permits
- b. Section 4-9-150: Planned Urban Development Regulations

6. Chapter 11 Definitions**G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

1. Land Use Element
2. Capital Facilities Element

H. FINDINGS OF FACT (FOF):

1. The applicant is requesting a Preliminary Planned Urban Development (PPUD) and a Hearing Examiner Conditional Use Permit for the construction of a new 3-story 79,000 square foot Sartori Elementary School (Exhibit 2).
2. The subject site contains the existing Sartori Education Center and surrounding residential and commercial structures which have been and/or will be demolished.
3. The new school would be developed as a choice school to house specialized programs and is anticipated to serve a maximum of 650 students from kindergarten to 5th grade.
4. Additional improvements proposed by the applicant as shown on the landscape plan (Exhibit 3) include a 35,000 square foot grass field, various soft and hard surface play areas, 4,400 square foot covered play area, public plaza, landscaping, street frontage improvements, and drainage infrastructure.
5. The Planning Division of the City of Renton accepted the above master application for review on September 2, 2016 and determined the application complete on September 14, 2016. The project complies with the 120-day review period.
6. The subject property consists of 14 contiguous parcels that are bound by Park Ave N., Garden Ave N., N 4th St., and N 3rd St. (Exhibit 4). The site is rectangular in shape and totals 229,996 square feet in area (5.28 acres).
7. The 5.28 acre subject property is an entire block and contains four differing zoning classifications: Residential-8 (R-8), Residential-10 (R-10), Commercial Neighborhood (CN), and Commercial Arterial (CA) zoning designations. The site correspondingly is located within the following Comprehensive Plan

Land Use designations: Residential High Density (HD); Residential Medium Density (MD); and Commercial Mixed Use (CMU).

8. Vehicle access to the subject property is proposed on N. 3rd St. and N. 4th St.
9. The proposal includes 83 parking stalls within three parking areas. One parking lot is accessed off N. 4th St. and also allows for parent drop-off/pick-up. The second parking area and service delivery is accessed from N. 3rd St. The proposal includes space for 14 school buses which would park along the west side of Garden Ave N for loading and unloading. Additional 14 covered bicycle parking spaces are provided on site.
10. The Renton School District took lead agency for the Environmental 'SEPA' Review for this project. A Notice of SEPA Consultation (Exhibit 5) was issued by the school district on August 24, 2016 with a comment period originally ending on September 23, 2016 and was further extended to September 30, 2016.
11. The City of Renton provided timely comments to the Renton School District (Exhibit 6) concerning the SEPA consultation and provided the following recommendations for mitigation measures:
 - a. Installation of school flasher speed limit signage. The location of the signage would be determined during the City's Construction/Utility Permit review process.
 - b. Installation of radar sign(s) that provide vehicle speed. The location of the signage would be determined during the City's Construction/Utility Permit review process.
 - c. Installation of curb bulbs on Garden Ave N. at N. 3rd St. and N. 4th St. to reduce pedestrian crossing width.
 - d. Preparation of a plan to be distributed to students and families that identifies safe walking routes to school and crossing guard locations.
 - e. Preparation of an operational plan that provides preventative measures for offsite queuing onto N. 4th St. during pick-up and drop-off.
 - f. Preparation of a parking plan for special events that may require more parking than is available onsite.
12. On October 21, 2016 the Renton School District issued a Mitigated Determination of Non-Significance (MDNS) for the New Sartori Elementary School (Exhibit 7). The MDNS included 23 mitigation measures. A 14-day comment and appeal period commenced on October 21, 2016 and will end on November 4, 2016. No appeals of the threshold determination have been filed as of the date of this report.
13. The tallest point of the proposed school building would be approximately 48-feet from the average grade plane to the top of parapet along the Park Ave N. elevation. The proposed building materials would be a combination of masonry, metal siding, composite panel and glazing. Accent materials would include pre-finished metal panel, pre-finished metal trim, and canopies (Exhibit 8).
14. **Requested Modifications from RMC through the PUD:** The site comprises of multiple residential and commercial zoning designations that have development standards which vary significantly. It is not possible to develop the proposed elementary school on the property without deviating from many of the standards. Therefore, a PUD is being requested to allow for flexibility in order to construct the public facility that meets the educational needs of the School District, but also is complimentary to the site and neighborhood in which it is located. When approving a PUD, the City may modify those standards listed in RMC 4-2, 4-4, 4-7, and RMC 4-6-060 Street Standards, except as listed in RMC 4-9-150B.3. All of the following modifications are required to be considered simultaneously as part of the planned urban development:

RMC Code Citation	Required Standard	Requested Modification
RMC 4-2-100 Zoning Standards Tables	There are four (4) separate tables dealing with the various land use categories and zones which contain the minimum and, in some cases, maximum requirements of the zone.	The application of a single zoning classification (CA) and corresponding Design District 'D' for the entire site for the purposes of review.
RMC 4-2-120A Development Standards for Commercial Zoning Designations	20-foot maximum side yard along a street setbacks	Exceed maximum side yard along N. 3 rd St. to provide a 72-foot setback and N. 4 th St. to provide a 135-foot setback. A 52-foot and 115-foot modification, respectively.
RMC 4-6-060F Street Standards	Residential Access Street Standards for Garden Ave N.	Relocation of curb-line westward, 10-foot sidewalks, and bulb-outs
RMC 4-3-100 Urban Design Standards	Plaza located at Park Ave N. and N. 4 th St.	Relocate plaza to front pf building at Park Ave N and N. 3 rd St.
RMC 4-3-100 Urban Design Standards	Any facade visible to the public shall be comprised of at least fifty percent (50%) transparent windows and/or doors for at least the portion of the ground floor facade that is between four feet (4') and eight feet (8') above ground (as measured on the true elevation).	Frosted glass in areas along the south facade
RMC 4-3-100 Urban Design Standards	Parking shall be located so that no surface parking is located between a building and the front property line; and/or a building and the side property line (when on a corner lot).	Eight parking spaces are proposed between the building and side property line along N. 3 rd St.
RMC 4-4-070 Landscaping	Ten-feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways or those projects with reduced setbacks.	No street frontage landscaping in areas between the public plaza and street.
RMC 4-4-080F, Parking, Loading, and Driveway Regulations	Based on the proposed number of employees, a minimum and maximum of 60 parking spaces would be required/allowed in order to meet code.	The applicant proposed a total of 83 spaces within surface parking areas. The proposal exceeds the maximum parking stall requirements by 23 spaces.
RMC 4-4-080F, Parking, Loading, and Driveway Regulations	1 off-street parking space for each bus of a size sufficient to park each bus	Bus Parking is proposed on Garden Ave N.
RMC 4-4-080I, Parking, Loading, and Driveway Regulations	The width of any driveway shall not exceed thirty feet (30') exclusive of the radii of the returns or the taper	Driveway width on N. 3 rd St. proposed at 52-feet. Driveway exceeds standards by 22-feet to

	section, the measurement being made parallel to the centerline of the street roadway.	accommodate delivery truck.
RMC 4-4-090, Refuse and Recyclables Standards	The gate opening for any separate building or other roofed structure used primarily as a refuse or recyclables deposit area/collection point shall have a vertical clearance of at least fifteen feet (15').	Proposed enclosure that provides a vertical clearance of 9.5-feet.

15. There are a total of 30 trees on the subject property and 11 located in adjacent right-of-way frontage. The applicant proposes to retain 9 street streets and remove all trees on the subject property as shown on the tree retention plan (Exhibit 9).
16. The City's COR mapping database shows the subject property is within a Wellhead Protection Area Zone 1 and High Seismic Hazard Area.
17. The subject property is generally flat. Preliminary earthwork for the proposal to accommodate the removal of utilities and installation of stormwater improvements is approximately 2,000 cubic yards of cut and 4,000 yards of fill.
18. Construction is anticipated to begin April 2017 and end August 2018. in Summer of 2016 with substantial completion scheduled for Summer of 2017.
19. Studies provided by the applicant include a stormwater report (Exhibit 10), traffic study (Exhibit 11), arborist report (Exhibit 12), and geotechnical report (Exhibit 13).
20. Staff received comments related to the items within the environmental checklist (Exhibit 14) and was carbon copied on emails between the school district, City Council, and Mayor's Office. Staff responded to comments addressed to the project manager (Exhibit 15). The concerns referenced items in the environmental checklist and responses were provided as they related to city code. Emails that were carbon copies are added to the record (Exhibit 16), but were not directly responded to as they related to relations between the school district and neighbors.
21. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
22. **Comprehensive Plan Compliance:** The site is located within the Residential High Density (HD); Residential Medium Density (MD); and Commercial Mixed Use (CMU) land use designations. The applicant is unable to modify the application of the land use designations through the PUD. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-2: Support compact urban development to improve health outcomes, support transit use, maximize land use efficiency, and maximize public investment in infrastructure and services.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.

✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-50: Maintain existing, and encourage the creation of additional places and events throughout the community where people can gather and interact. Allow for flexibility in public gathering places to encourage place-making efforts and activities.
✓	Policy L-51: Respond to specific site conditions such as topography, natural features, and solar access to encourage energy savings and recognize the unique features of the site through the design of subdivisions and new buildings.
✓	Policy L-52: Include human-scale features such as pedestrian pathways, quality landscaping, and public spaces that have discernible edges, entries, and borders to create a distinctive sense of place in neighborhoods, commercial areas, and centers.
✓	Policy L-53: Orient buildings in developments toward the street or a common area, rather than toward parking lots.
✓	Policy L-57: Complement the built environment with landscaping using native, naturalized, and ornamental plantings that are appropriate for the situation and circumstance and which provide for respite, recreation, and sun/shade.
✓	Policy L-61: Improve the appearance of parking lots through landscaping and screening.
✓	Policy CF-10: Coordinate with federal, state, regional and local jurisdictions, private industry, businesses and citizens in the planning, design and development of facilities serving and affecting the community.

23. Zoning Development Standard Compliance: Pursuant to RMC 4-9-150D.4, each planned urban development shall demonstrate compliance with the underlying zoning standards; unless a modification for a specific development standard has been requested using the PUD process. The site is located within the Residential-8 (R-8); Residential -10 (R-10), Commercial Neighborhood (CN); and Commercial Arterial (CA) zoning designations. Through the PUD, the applicant is requesting the development standards of the CA designation and Urban Design District 'D' standards be applied for the entire project given strict adherence to the development standards would result in multiple site design features that would be incompatible with the proposed elementary school use (FOF 14: Requested Modifications from RMC through the PUD). The CA zoning designation was recommended by City staff given the urban presence of the building located along Park Ave N, which allows integration into future commercial development and anticipated growth along that arterial. Staff is in support of the requested modification/application of the single land use designation (with the exception of tree retention standards) if all conditions of approval are complied with (see FOF 26 PUD Decision Criteria and Analysis). The following table contains project elements intended to comply with the underlying zoning standards of the Commercial Arterial (CA) zoning classification, as outlined in RMC 4-2-120A:

Compliance	CA Zone Develop Standards and Analysis
<i>See FOF 30: Conditional Use Permit</i>	Use: Pursuant to RMC 4-2-060, A K-12 educational institution (public or private) requires a Hearing Examiner Conditional Use Permit. <i>Staff Comment:</i> See FOF 30: Conditional Use Permit.
N/A	Density: 60 dwelling units per net acre in the City Center and Highlands Community Planning Areas.
✓	Lot Dimensions: Per RMC 4-2-120A the minimum lot size, in the CA zone, is 5,000 square feet.

	<p><i>Staff Comment: Following the completion of the lot combination process and dedication of right-of-way, the subject property will be approximately 212,381 square feet or 4.88 acres.</i></p>
✓	<p>Lot Coverage: Per RMC 4-2-120A the allowed lot coverage is 65 percent or 75% if parking is provided within the building or within an on-site parking garage for proposals within the CA classification.</p> <p><i>Staff Comment: The lot coverage is approximately 18.8%.</i></p>
<p>Requested to be modified through the PUD –</p> <p>Compliant if conditions of approval are met and PUD is approved</p>	<p>Setbacks: Per RMC 4-2-120A the CA zoning classification requires a minimum front yard of setback of 15 feet which may be reduced to zero feet during the site plan development review process, provided blank walls are not located within the reduced setback. There is a maximum front yard setback of 20 feet. There is a minimum side yard along street setback of 15-feet and a maximum side yard along a street setback of the 20-feet. The CA zone has no rear or side yard setback except 15 feet if lot abuts or is adjacent to a residential zone.</p> <p><i>Staff Comment: The project is proposed to be built across a portion of the common boundary between existing property lines. Therefore, staff recommends as a condition of approval the applicant be required to record a formal Lot Combination in order to ensure the proposed buildings are not built across property lines. The instrument shall be recorded prior to building permit approval.</i></p> <p><i>Building setbacks would be measured from the property lines established following the Lot Combination recording, which would be the exterior lines adjacent to the four street frontages. The proposed building would have a front yard setback of 20 feet from the front property line (Park Ave N.) which meets the maximum front yard setback. As the site improvements are within an entire city block, the side yards along the street are N. 3rd St and N. 4th St. property lines. The building exceeds the 20-foot maximum side yard along these frontages. The building is setback 72-feet from the rear property line however the proposed covered play area accessory structure is within the 15-foot minimum rear yard setback as the property is adjacent to residential zoned lots.</i></p> <p><i>The city block size property limits the ability to comply with maximum side yard along street setbacks. The building is approximately 380 feet long and is located 72-feet from the N. 3rd St. property line and 135-feet from the N. 4th St. property line. The side yards would provide pedestrian amenities and landscaping. Staff supports the PUD modification to exceed the maximum side yard along street standard. However, the proposed play area accessory structure is adjacent to a residential zone and due to potential noise impacts the structure should meet the minimum 15-foot rear yard setback. Therefore, staff recommends as a condition of approval, the applicant submit revised site plans that locate the covered play area structure in an area compliant with the 15-foot minimum rear setback. The plans shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.</i></p>
✓	<p>Height: Per RMC 4-2-120A building height is restricted to 50 feet except 60 feet for mixed use (commercial and residential) in the same building.</p> <p><i>Staff Comment: The tallest point of the structure would be approximately 48 feet from average grade to the top of parapet along the southwest portion of the building. A majority of the building, minus the parapet, is 44-feet 4-inches along the Park Ave N. frontage. Eastern portions of the building step down to heights of 37-feet 4-inches and</i></p>

	<i>31-feet 4-inches. The accessory play area structure is 16-feet from average to top of structure. It should be noted that the play structure that is located near the existing single family development is compliant with the maximum height of the residential zone.</i>
N/A	<p>Vehicular: A connection shall be provided for site-to-site vehicle access ways, where topographically feasible, to allow a smooth flow of traffic across abutting CA lots without the need to use a street. Access may comprise the aisle between rows of parking stalls, but is not allowed between a building and a public street.</p> <p><u>Staff Comment:</u> <i>Not applicable. Following the Lot Combination there will not be an abutting CA lot as the subject property will be an entire city block.</i></p>
Requested to be Modified Through the PUD	<p>Landscaping: Per RMC 4-4-070 ten feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways or those projects with reduced setbacks.</p> <p><u>Staff Comment:</u> <i>The applicant has proposed landscaping along the frontages of the site. The applicant has also incorporated planter boxes in pedestrian areas. Perimeter parking lot landscaping is provided and interior parking lot landscaping is also shown.</i></p> <p><i>Street frontage landscaping is not provided along portions of the public plaza. Staff is in support of the absence of street frontage landscaping along the entire plaza edge as it results in barrier free pedestrian access from the sidewalk to this enhanced entry feature to the school and it provides additional programming opportunities. The proposed planter boxes will provide vegetation and human-scaled elements within the plaza to mitigate the lack of street frontage landscaping.</i></p> <p><i>A conceptual landscape plan was submitted with the project application (Exhibit 3). The landscape plan includes a planting plan which contains several different tree and shrub species but does not provide specific detail for the number or types of trees and shrubbery. Additionally, landscaping plan does not appear to be scaled correctly, so while it details appropriate widths, staff is unable to verify for compliance. Therefore, staff recommends, as a condition of approval, the applicant be required to submit a detailed landscape plan to the Current Planning Project Manager prior to construction permit approval complying with applicable sections of RMC 4-4-070.</i></p>
Compliant if Conditions of Approval is Met	<p>Screening: All mechanical equipment and outdoor service and storage areas shall be screened to reduce visibility, noise, and related impacts while allowing accessibility for providers and users.</p> <p><u>Staff Comment:</u> <i>The applicant did not provide details of roof mounted equipment and/or screening identified for such equipment with the land use application. Therefore, staff recommends, as a condition of approval, that the applicant provide a detailed plan set identifying the location and screening provided for roof mounted equipment. The revised plan set shall be submitted to, and approved by, the Current Planning Project Manager, prior to building permit approval.</i></p>
Compliant if Conditions of Approval is Met	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of at least 30 percent of trees of the site's significant trees for institutional development in R-8 zones, 20 percent in R-10 zones, and at least 10 percent in other zones.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy;</p>

significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.

Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.

Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.

Staff Comment: The applicant submitted an arborist report (Exhibit 12) prepared by Washington Forestry Consultants, Inc. August 23, 2016. The arborist report identified 41 trees (30 trees onsite and 11 street trees within ROW) and determined that five (5) of the onsite trees were in poor condition and not suitable for retention. This results in a total of 25 onsite significant trees for the subject property.

The applicant is requesting a PUD for the proposed site improvements as many of the development regulations differ between the four (4) different zones encompassing the subject property. However, tree retention standards meeting the residential requirements are not deemed a significant hindrance in developing the site with a new school and therefore staff recommends that residential tree retention standards apply as a majority of the site is zoned residential. The applicant submitted a tree retention worksheet (Exhibit 17) that identifies the site utilizing the R-8 or 30-percent retention standards.

Initially, the applicant proposed the removal of all significant trees on the subject property as existing significant trees were located in the proposed building footprint, parking areas, and sports field. The tree retention worksheet identified a 96-inch caliper replacement resulting in a total of 48 new trees to be planted to compensate for the removal the subject property's existing significant trees. However, due to the revised street section along Garden Ave. N. (See FOF 27 Streets) that would maintain the existing curb line and no longer necessitate the need to construct the new sidewalk in its location shown on the site plan, there is a potential to retain three (3) significant trees identified as 29, 30, and 31 on the tree retention plan (Exhibit 9).

Therefore, staff recommends as a condition of approval, the applicant provide an updated arborist report that provides analysis for the potential to retain trees 29, 30, and 31 on the tree retention plan with the new Garden Ave N. cross section. The trees shall be retained if viable, otherwise replacement at the required 6:1 caliper inch ration will be required for any of the three (3) trees that cannot be retained. The arborist report shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.

The conceptual landscape plan (Exhibit 3) identifies six (6) new varieties of trees proposed to be planted on the subject property. However, the number of trees needed to comply with the replacement requirements of RMC 4-4-130 is not identified on the plan. Therefore, staff recommends as a condition of approval, a revised landscape plan is submitted that identifies the replacement trees meeting the replacement requirements of RMC 4-4-130. The landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.

Requested to be Modified Through the PUD	<p>Parking: The parking regulations, RMC 4-4-080, require a specific number of off-street parking stalls be provided based on the number of employees and number of busses to be parked onsite.</p> <p><i>Staff Comment:</i> The following ratios would be applicable to the site:</p> <table><tr><th><u>Use</u></th><th><u>Ratio</u></th><th><u>Required Spaces</u></th></tr><tr><td>Elementary School</td><td>A minimum and maximum of 1 per employee and 1 off-street parking space for each bus of a size sufficient to park each bus.</td><td>60</td></tr></table> <p>Based on the applicant’s PUD modification request, the total number of employees for the proposed school is 60 and 14 school busses (11 full size and 3 small) will load/unload each school day. A minimum and maximum of 60 regular parking spaces and 14 bus spaces would be required in order to meet code. The applicant is proposing a total of 83 regular spaces and 14 school bus spaces along the Garden Avenue N frontage. The proposal exceeds the maximum requirements by 23 stalls.</p> <p>The applicant’s justification for the increased need for parking spaces is the demand anticipated in the transportation report (Exhibit 11) that is due to the choice school element and evening events would necessitate the need for additional parking than what is permitted. The report anticipates a peak parking demand of 74 vehicles during a typical school midday, however, staff supports the increased parking request as it will provide additional capacity during special events and provide flex parking (adjacent to plaza) for temporary parking near the main entry.</p> <p>The school bus load and unload area is located along Garden Ave N. The applicant has requested to provide bus load/unload on-street instead of off-street as the busses are not kept onsite. On-street load/unload also reduces the amount of needed impervious surfaces to provide parking on the subject property and would also result in the loss of programming space. Additionally, bus ingress/egress out of the site results in potential pedestrian conflicts at driveways. On-street load/ unload is more efficient as bus drivers can reduce turning movements and driveway crossings. At staff suggestion, the applicant will provide bus loading/unloading within the existing right-of-way instead of the originally proposed Garden Ave N widening (see FOF 26 Circulation: Street Improvements). The originally proposed load unload area would have resulted in a 21-foot wide travel lane along Garden Ave N., which would not meet the street standards or intent of a residential street. Instead, by keeping the load/unload in the existing street cross-section, curb-bulbs can be added to the street’s intersection and the street’s cross-section can remain a compliant residential access street without the need for channeling guides or diverters. Staff is in support of bus load/unload area to be within the existing right-of-way.</p> <p>The parking conforms to the minimum requirements for drive aisle, parking stall, dimensions and the provision of ADA accessible parking stalls.</p> <p>Per RMC 4-4-080F.11 the number of bicycle parking spaces shall be at least equal to 10 percent of the number of required off-street vehicle parking spaces. The applicant is proposing 14 covered bicycle parking spaces, exceeding the minimum requirement, and proposes to locate the parking near the building’s main entry in the public plaza. The applicant will be required to demonstrate spaces meet the requirements of RMC 4-4-080F.11.b as part of building permit applications.</p>	<u>Use</u>	<u>Ratio</u>	<u>Required Spaces</u>	Elementary School	A minimum and maximum of 1 per employee and 1 off-street parking space for each bus of a size sufficient to park each bus.	60
	<u>Use</u>	<u>Ratio</u>	<u>Required Spaces</u>				
	Elementary School	A minimum and maximum of 1 per employee and 1 off-street parking space for each bus of a size sufficient to park each bus.	60				

<p>Requested to be Modified Through the PUD</p>	<p>Refuse and Recyclables: Per RMC 4-4-090, office, educational and institutional developments require a minimum of 2 square feet per every one thousand (1,000) square feet of building gross floor area be provided for recyclables deposit areas and a minimum of four (4) square feet per one thousand (1,000) square feet of building gross floor area shall be provided for refuse deposit areas. A total minimum area of one hundred (100) square feet shall be provided for recycling and refuse deposit areas. Outdoor refuse and recyclables deposit areas and collection points shall not be located within fifty feet (50') of a lot zoned residential, except by approval through the site development plan review process, or through the modification process if exempt from site development plan review. The gate opening for any separate building or other roofed structure used primarily as a refuse or recyclables deposit area/collection point shall have a vertical clearance of at least fifteen feet (15').</p> <p><u>Staff Comment:</u> Based on the proposal for a total 79,000sf of gross floor area, 474 square feet of refuse and recycle area is required to be provided. The proposal includes a 650 square foot area dedicated to refuse and recycle which complies with the area dedication requirements. The enclosure is located adjacent to the southeast side from the building and complies with the 50-foot separation from residential lots.</p> <p>Through the PUD the applicant is requesting a modification in order to provide an enclosure that provides a vertical clearance of 9.5-feet (Exhibit 18). The proposed enclosure design is consistent with the overall building and accessory covered area architecture. The reduced vertical clearance maintains the solid waste hauler to access the refuse and recycling containers. Staff supports this PUD modification as it provides a better aesthetic outcome than the standard fifteen foot clearance</p> <p>See additional discussion below in FOF 29: Design District Review, Service Element Design and Location.</p>
<p>✓</p>	<p>Fences and Retaining Walls: For commercial, industrial, and nonresidential uses, a maximum of eight feet (8') anywhere on the lot provided the fence, retaining wall or hedge does not stand in or in front of any required landscaping or pose a traffic vision hazard.</p> <p><u>Staff Comment:</u> The applicant has proposed a chain-link fence six feet in height that will surround the grass field and play area with sliding gates as the fence connects to the school building on the north and south sides.</p>

- 24. Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with:

<p>✓</p>	<p>Geologically Hazardous Areas: Based upon the results of a geotechnical report and/or independent review, conditions of approval for developments may include buffers and/or setbacks from buffers. A standard 15-foot building setback is required for all structures from Protected Slope areas.</p> <p>A 50-foot buffer and 15-foot building setback are required from Very High Landslide Hazard Areas.</p> <p><u>Staff Comment:</u> The City's COR mapping database identifies the property to be within a High Seismic Hazard Area. The applicant submitted a geotechnical report (Exhibit 13) prepared by Associated Earth Sciences Incorporated with the project application. The report identified conditions that are representative of recent alluvium deposits in</p>
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	<p>former channels of the Cedar River and extended beyond the depths of the deepest exploration of 91.5 feet. The findings of the exploration were identified to be in agreement with the Geologic Map of the Renton Quadrangle which indicates the site is underlain by modified land with fill and recent alluvium associated with the nearby Cedar River. Potential for liquefaction was analyzed and determined that the estimated amount of liquefaction-induced settlement ranges from about 5-8 inches and is considered to be the result of a very large and rare seismic event. The report provided design recommendations for pile foundations that would reduce both consolidation settlement and seismically induced structure settlement to tolerable levels for new construction. The geotechnical report demonstrates the proposal can be safely accommodated on the site and identified no impacts to other properties or critical areas.</p> <p>Building code standards contain compliance measures and design requirements for sites with potential seismic hazard conditions, which include the adherence to recommendations from geotechnical reports. For purposes of the PUD no further conditions are recommend.</p>
Compliant if condition of approval is met	<p>Wellhead Protection Areas:</p> <p><u>Staff Comment:</u> The City's COR mapping database identifies the property to be within a Wellhead Protect Area Zone 1. Areas within the Zone 1 designation are lands situated between a well or well field owned by the City and the 365-day groundwater travel time contour. No hazardous material storage, handling, treating, use, or production is anticipated with the proposed elementary school. The applicant has indicated that approximately 4,000 cubic yards of fill will be brought to the subject property for construction purposes. Therefore, staff recommends as a condition of approval, the applicant submit a source statement certified by a professional engineer or geologist licensed in the State of Washington shall be provided by the applicant meeting the requirements of RMC 4-4-060N.4 or provide documentation that fill will be obtained from a Washington State Department of Transportation (WSDOT) approved source as allowed by RMC 4-4-060N.4.g. The source statement or WSDOT documentation shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.</p>

- 25. PUD Applicability Standards:** Pursuant to RMC 4-9-150B, any applicant seeking to permit development which is not limited by the strict application of the City's zoning, parking, street, and subdivision regulations in a comprehensive manner shall be subject to applicability standards. The following table contains project elements intended to comply with applicability standards, as outlined in RMC 4-9-150B:

Compliance	PUD Applicability Criteria and Analysis
✓	<p>In approving a planned urban development, the City may modify any of the standards of RMC 4-2, RMC 4-3-100, RMC 4-4, RMC 4-6-060, and RMC 4-7. All modifications shall be considered simultaneously as part of the planned urban development.</p> <p><u>Staff Comment:</u> The applicant is requesting to review the project under the CA zoning designation and corresponding Design District 'D'. Additional modification requests are noted in FOF 14.</p>
Compliant if Conditions of Approval are	An applicant may request additional modifications from the requirements of the Renton Municipal Code. Approval for modifications other than those specifically described in subsection RMC 4-9-150B.2.a shall be approved prior to submittal of a

Met	<p>preliminary planned urban development plan.</p> <p><i>Staff Comment: All requested modifications are outlined above under FOF 14: Requested Modifications from RMC through the PUD. Staff is in support or modified support the requested modifications provided the applicant complies with all conditions of approval.</i></p>
✓	<p>A planned urban development may not authorize uses that are inconsistent with those uses allowed by the underlying zone, or overlay district, or other location restriction in RMC Title 4, including, but not limited to: RMC 4-2-010 to 4-2-080, 4-3-010 to 4-3-040, 4-3-090, 4-3-095, and 4-4-010.</p> <p><i>Staff Comment: RMC 4-2-060 allows K-12 educational institutions in the R-8, R-10, CN, and CA zones with a Conditional Use Permit. See FOF 30 for Conditional Use Permit analysis.</i></p>
N/A	<p>The number of dwelling units shall not exceed the density allowances of the applicable base or overlay zone or bonus criteria in chapter 4-2 or 4-9 RMC; however, averaging density across a site with multiple zoning classifications may be allowed if approved by the Community and Economic Development Administrator.</p>

- 26. PUD Decision Criteria Analysis:** Pursuant to RMC 4-9-150D, each planned urban development shall demonstrate compliance with the Planned Urban Development decision criteria. The following table contains project elements intended to comply with the Planned Urban Development decision criteria, as outlined in RMC 4-9-150D:

Compliance	PUD Decision Criteria and Analysis
✓	<p>Demonstration of Compliance and Superiority Required: Applicants must demonstrate that a proposed development is in compliance with the purposes of this Section and with the Comprehensive Plan, that the proposed development will be superior to that which would result without a planned urban development, and that the development will not be unduly detrimental to surrounding properties.</p> <p><i>Staff Comment: If the conditions of approval are met, the applicant will have demonstrated compliance with the PUD regulations and the Comprehensive Plan. The applicant will have demonstrated that the development is superior to that which would result without a PUD and requested modifications will not be detrimental to surrounding properties. The development of this site as a PUD results in a superior design than what would result by the strict application of the Development Standards for the following reasons: public facilities, overall design, and building and site design.</i></p> <p><i>The public facility provides a choice educational program and new neighborhood school within the City Center Planning Area. The school is needed to respond to continued growth in the City and school district capital facilities program. The proposal will provide a public plaza and playfield that would not otherwise be required under code. The overall design corresponds to the neighborhood by locating much of the building along the commercial frontage of Park Ave N. and stepping down as it transitions to the residential area to the east. The compact building footprint provides 79,000 square feet of floor area while providing the remaining areas with active recreation areas, landscaping, and parking. The building provides large expanses of glazing, weather protection, and articulation and compliments the cohesive design throughout the site.</i></p>

	<p><i>The PUD provides flexibility in locating a public facility in a multiple zoned commercial and residential designations. The requested code modifications would not be detrimental to surrounding properties as the design orients the elementary school toward the commercial frontage and transitions to a lower scale and open space areas toward the residential zone.</i></p> <p><i>The site is located within the Residential High Density (HD); Residential Medium Density (MD); and Commercial Mixed Use (CMU) land use designations on the Comprehensive Plan Land Use Map. See Comprehensive Plan analysis under FOF 22: Comprehensive Plan Analysis.</i></p>
<p>Public Benefit Required: Applicants shall demonstrate that a proposed development will provide specifically identified benefits that clearly outweigh any adverse impacts or undesirable effects of the proposed planned urban development, particularly those adverse and undesirable impacts to surrounding properties, and that the proposed development will provide one or more of the following benefits than would result from the development of the subject site without the proposed planned urban development:</p>	
N/A	<p>a. Critical Areas: Protects critical areas that would not be protected otherwise to the same degree as without a planned urban development.</p> <p><u>Staff Comment:</u> Not applicable</p>
N/A	<p>b. Natural Features: Preserves, enhances, or rehabilitates natural features of the subject property, such as significant woodlands, native vegetation, topography, or noncritical area wildlife habitats, not otherwise required by other City regulations.</p> <p><u>Staff Comment:</u> Not applicable</p>
✓	<p>c. Public Facilities: Provides public facilities that could not be required by the City for development of the subject property without a planned urban development.</p> <p><u>Staff Comment:</u> The school will be the first elementary school in Renton School District that is in close proximity to the downtown core and is being developed as a civic and community asset to the City Center. The school will provide a neighborhood elementary but also a choice educational program for students district wide. The school will provide public amenities such as gathering and recreation areas and new streetscape improvements along all frontages. A large public plaza is proposed along the N. 3rd and Park Ave. N. frontage. The 10,000+ square foot plaza is an amenity that will be open for public use and not otherwise required under existing code. Opportunities within the plaza for programming, art, gathering, and other civic uses will be an asset to the neighborhood and overall community.</p>
N/A	<p>d. Use of Sustainable Development Techniques: Design which results in a sustainable development; such as LEED certification, energy efficiency, use of alternative energy resources, low impact development techniques, etc.</p>
Compliant if Conditions of Approval are Met	<p>e. Overall Design: Provides a planned urban development design that is superior to the design that would result from development of the subject property without a planned urban development. A superior design may include the following:</p> <p>i. <u>Open Space/Recreation:</u></p> <p>(a) Provides increased open space or recreational facilities beyond standard code requirements and considered equivalent to features that would offset park mitigation</p>

fees in Resolution 3082; and

(b) Provides a quality environment through either passive or active recreation facilities and attractive common areas, including accessibility to buildings from parking areas and public walkways; or

Staff Comment: The applicant has provided a variety of recreation opportunities and open spaces throughout the development that are not required code. The proposed site plan provides a hardscape play area, play equipment, and grass play field that will be open for community use. The applicant has designed the areas to accommodate Elementary Educational curriculum and be an asset to the surrounding community for after hour use.

The grass field and open space area measures 35,000 square feet. The landscape identifies the area also striped as a soccer field. West of the grass field there are three (3) soft surface play areas with two of the areas partially surrounded by a concrete seat wall. Additional seat walls are provided along the east elevation of the school building. A hard surface play area extends around the grass field along west and south sides with a 4,400 square foot area containing weather protection.

The open space areas are connected via pedestrian paths to the building, adjacent street frontages, and parking area.

ii. Circulation/Screening: Provides superior circulation patterns or location or screening of parking facilities; or

Staff Comment: The proposal provides a superior circulation pattern and parking lot location as it limits vehicle driveways on the site, places parking areas on the ends of property thereby preserving the interior and majority of the site for pedestrian oriented activities, and locates bus load/unload along Garden Ave N. which reduces additional turning movements and potential pedestrian conflicts. All driveways will be removed along Park Ave N and six (6) driveways along N. 3rd St will be reduced to one (1).

The surface parking areas provide clear pedestrian pathways close to building entries and minimize pedestrian crossing drive aisles. While the subject property is a city block, there are only two vehicle entry points located on N. 3rd St. and N. 4th St. The limitation of driveways reduces potential vehicle and pedestrian conflicts. Additionally, bus loading and unloading will occur within a curb cut-out along Garden Ave. N. that will preserve the residential street cross section and result in the reduction in turning movements and driveway conflicts that would occur if the parking lot were expanded to provide bus load/unload.

Parking areas will be screened with a 10-foot wide perimeter landscaping screen. The revised landscape plan will be reviewed by the project manager as conditioned in FOF 23: Landscaping to confirm appropriate tree and shrub spacing for adequate screening as required by RMC 4-4-070.

iii. Landscaping/Screening: Provides superior landscaping, buffering, or screening in or around the proposed planned urban development.

Staff Comment: Conceptually, the proposed landscape plan for the entire site is superior to what would be required by Renton's Municipal Code (Exhibit 3). Internal parking lot landscaping is greater than the 25 square foot per space requirement. A 20-foot wide street frontage landscaping strip is provided along the building on the Park Ave N. frontage, which is double the required width. The plaza area and larger

pedestrian pathway areas contain planter boxes to soften the hardscape surfaces.

The proposed landscape plan (Exhibit 3) includes diverse candidate planting list: greenspire linden, european hornbeam, maidenhair, autumn blaze pear, snowbell, and autumn brilliance serviceberry. The proposed shrub planting list includes nine (9) shrub varieties. The applicant would be required to provide a detailed landscaping plan prior to construction permit approval with specific plant details.

The building and parking lot landscaping has been designed to meet several objectives including: reductions in the overall scale of the building; breaking up of large areas of parking lot pavement with interior and perimeter landscaping; perimeter landscape buffer and screening; help define circulation routes and frame or enhance views; provide environmental benefits such as shade, improved air quality, natural stormwater treatment, and wildlife habitat.

A permanent built-in irrigation system with an automatic controller is required to be installed and maintained for all landscaped areas. The irrigation system is required to provide full water coverage of the planted areas specified on the plan.

iv. Site and Building Design: Provides superior architectural design, placement, relationship or orientation of structures, or use of solar energy.

Staff Comment: *The PUD modification from R-8, R-10, and CN zoning to CA zoning would result in the project being subject to Urban Design District 'D' standards in its entirety instead of only the portion of the building located in the CA zone. Superior design requirements would result for a building of this size in a design district overlay then within the residential design and open space standards and the absence of a design overlay district for the CN zone.*

The placement of the building allows for natural lighting opportunities, and is respectful of the neighboring residential-scaled neighboring properties through the use of step-down roof forms and open spaces/landscaping between the building and residential area.

The building provides high quality materials, large areas of glazing, and overhangs/canopies. The design provides a unique outdoor classroom area on the upper floors that also provides architectural interest to the façade.

All visible building materials would follow a cohesive color scheme. A variety of materials and colors are being proposed as part of the color palette for the building design aesthetic. Materials would have a variety of patterns and textures. The material palette includes phenolic panels, brick, metal canopy, curtain wall glazing, perforated metal vertical sunshade, and corrugated metal.

The western frontage (Park Ave N.) contains the majority of the mass and bulk of the structure. Its greatest height is along this frontage and it's the building's longest façade (386-feet). The design attempts to mitigate this bulk by a 20-foot setback from the sidewalk with ground-level landscaping. A first floor overhang and upper level outdoor classrooms provide vertical and horizontal modulation. However, the amount of modulation does commensurate with the length and height of the structure. Additionally, there are blank walls that require articulation or additional glazing. Opportunities exist to enhance the building design in order to provide a superior presence along the corner of N. 3rd St. and Park Ave. N and along the façade front Park Ave. N. As such, staff recommends a condition of approval requiring additional façade and ground level treatments (see discussion under FOF 29: Design District Review).

<p>Compliant if Condition of Approval is Met</p>	<p>Building and Site Design:</p> <p>i. <u>Perimeter</u>: Size, scale, mass, character and architectural design along the planned urban development perimeter provide a suitable transition to adjacent or abutting lower density/intensity zones. Materials shall reduce the potential for light and glare.</p> <p><u>Staff Comment</u>:</p> <p><i>The proposal includes ample buffers between the proposed school building and neighboring residential areas by locating the mass of the structure along the Park Ave. N. frontage. Roof step-downs and increased rear yard setback along Garden Ave N provides a significant buffer and allows for greater solar exposure over much of the open spaces. Landscaping has been incorporated along the perimeters of parking areas.</i></p> <p><i>The new development is anticipated to fit into the existing developed fabric of the neighborhood. The building transitions from its highest point along Park Ave N., which is a principal arterial, and steps down toward the residential area to the south and east. The building's location also provides a buffer between adjacent residential areas with the plaza and grass field providing separation. Additionally, the building's location will result in the absence of shadows being cast on neighboring residential areas.</i></p> <p><i>Staff will be recommending, as a condition of approval, the applicant provide a materials board to the satisfaction of the Current Planning Project Manager (see discussion in FOF 29: Design District Review). The materials board would also be used to confirm that siding materials are non-reflective which would reduce glare. Windows could slightly reflect light from the building but not to an extent beyond any typical institutional development.</i></p> <p><i>The applicant has indicated that the proposal would not result in excessive glare onto adjacent properties. However, a lighting plan was not submitted with the application package, as such, staff recommends a condition of approval that requires the applicant to provide a lighting plan that adequately provides for public safety without casting excessive glare on adjacent properties; at the time of construction permit review. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075 Lighting, Exterior On-Site.</i></p> <p>ii. <u>Interior Design</u>: Promotes a coordinated site and building design. Buildings in groups should be related by coordinated materials and roof styles, but contrast should be provided throughout a site by the use of varied materials, architectural detailing, building orientation or housing type; e.g., single family, townhouses, flats, etc.</p> <p><u>Staff Comment</u>: <i>The proposed improvements include a single elementary school building on the subject property. As mentioned previously, the mass of the building is oriented to Park Ave N. and the commercial side and surrounding area. The building then transitions with the height and mass stepping down toward the neighboring residential zones. The outdoor recreation areas are shielded from the commercial zone by the building and connected to the residential area with pedestrian pathways to the street frontage.</i></p> <p><i>Accessory structures such as the covered play area and trash enclosure provide consistency with the buildings architecture by utilizing similar materials and colors.</i></p>
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<p>Compliant if Conditions of Approval are Met</p>	<p>Circulation:</p> <ul style="list-style-type: none"> i. Provides sufficient streets and pedestrian facilities. The planned urban development shall have sufficient pedestrian and vehicle access commensurate with the location, size and density of the proposed development. All public and private streets shall accommodate emergency vehicle access and the traffic demand created by the development as documented in a traffic and circulation report approved by the City. Vehicle access shall not be unduly detrimental to adjacent areas. ii. Promotes safety through sufficient sight distance, separation of vehicles from pedestrians, limited driveways on busy streets, avoidance of difficult turning patterns, and minimization of steep gradients. iii. Provision of a system of walkways which tie residential areas to recreational areas, transit, public walkways, schools, and commercial activities. iv. Provides safe, efficient access for emergency vehicles. <p><u>Staff Comment:</u> The applicant submitted a transportation technical report prepared by Heffron Transportation, Inc., dated August 26, 2016 (Exhibit 11). The report included a Traffic Impact Analysis that was found to meet the intent of the TIA guidelines and is Traffic related comments emails have been received by the public. The comments raise concerns regarding the amount of trips the school would generate compared to the existing conditions, potential queue issues with parent pick-up and drop off on the N. 4th Street driveway, and improvements needed to the N. 4th St. and Garden Ave N. intersection to accommodate additional trips generated by the school. Staff provided responses to comments as they related to city code (Exhibit 15).</p> <p>As mentioned previously, the Renton School District was the Lead Agency for the SEPA review. The City responded to the district's consultation period with recommendations for mitigation (see FOF 11). The TIA and the City's review of the TIA found no failures caused by the new trips generated by the proposed school. No capacity related improvements are warranted at any abutting intersection. The City did recommend and the district provided as mitigation, safety measures related to vehicle speed and pedestrian crossing widths. The district also proposed to prepare an operational plan that includes methods to mitigate any queuing that may occur on N. 4th Street during pick-up and drop-off times.</p> <p>See FOF 27 for additional street and pedestrian facility analysis.</p>
<p>✓</p>	<p>Clusters or Building Groups and Open Space: An appearance of openness created by clustering, separation of building groups, and through the use of well-designed open space and landscaping, or a reduction in amount of impervious surfaces not otherwise required.</p> <p><u>Staff Comment:</u> While there is only one building located on the site, the amount of open space and landscaping onsite provides a balance to the 79,000 square foot building. As mentioned previously, the 35,000 square foot grass field and active recreation areas provide a transition from the school building to the neighboring residences. Perimeter and internal lot landscaping softens the visual effects of surface parking. Additionally, planter boxes are provided in the pedestrian plaza and larger pedestrian corridors add interest in the hardscape. The multiple open spaces throughout the site are well designed and provide a variety of recreational opportunities both passive and active.</p> <p>Onsite impervious surfaces and additional vehicle circulation patterns are reduced</p>

	<i>onsite with the location of the bus load/unload zone along the Garden Ave N. frontage. This results in a pedestrian oriented site plan with limited areas of pedestrian/vehicle conflict.</i>
N/A	Privacy and Building Separation: Provides internal privacy between dwelling units, and external privacy for adjacent and abutting dwelling units. Each residential or mixed use development shall provide visual and acoustical privacy for dwelling units and surrounding properties. Fences, insulation, walks, barriers, and landscaping are used, as appropriate, for the protection and aesthetic enhancement of the property, the privacy of site occupants and surrounding properties, and for screening of storage, mechanical or other appropriate areas, and for the reduction of noise. Windows are placed at such a height or location or screened to provide sufficient privacy. Sufficient light and air are provided to each dwelling unit.
✓	Building Orientation: Provides buildings oriented to enhance views from within the site by taking advantage of topography, building location and style. <i><u>Staff Comment:</u> The building is oriented to provide views of the active recreation areas and pedestrian plaza.</i>
✓	Parking Area Design: Provides parking areas that are complemented by landscaping and not designed in long rows. The size of parking areas is minimized in comparison to typical designs, and each area related to the group of buildings served. The design provides for efficient use of parking, and shared parking facilities where appropriate. <i><u>Staff Comment:</u> Onsite parking is provided in the north and south perimeters of the subject property. The surface parking design provides maximum use of parking area and provides clear, safe vehicular circulation that promotes visibility.</i> <i>The north parking area is dual-functional as it provides parking and the primary student pick-up/drop-off area. The design of the parking area is focused on a clockwise drive aisle that surrounds two rows of angled parking separated by landscaping. This parking area design is intended to provide adequate queuing capacity onsite. The area is complemented by perimeter and internal landscaping.</i> <i>The south parking area provides 90-degree parking spaces with rows that are broken up by internal lot landscaping. Additional perimeter landscaping provides a visual buffer to the surface parking. Pedestrian pathways are provided to the building entrance and plaza.</i> <i>A flex parking area of eight (8) parking spaces is provided adjacent to the public plaza on the south side of the property. This area is provided as temporary parking near the entrance or overflow parking. The surface is treated similar to the plaza area so it can also be used for pedestrian only events.</i> <i>Bus load/unload on Garden Ave N. will allow for reduced turning movements for bus drivers and result in the need for additional bus circulation areas onsite.</i>
N/A	Phasing: Each phase of the proposed development contains the required parking spaces, open space, recreation spaces, landscaping and utilities necessary for creating and sustaining a desirable and stable environment, so that each phase, together with previous phases, can stand alone.

- 27. Infrastructure and Services:** Provides utility services, emergency services, and other improvements, existing and proposed, which are sufficient to serve the development. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	Infrastructure and Services Analysis
✓	<p>Police and Fire: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development; if the applicant provides Code required improvements and fees.</p> <p>The preliminary fire flow requirements for this project, as proposed, are 2,000 gpm. A minimum of two (2) fire hydrants are required. One (1) within 150-feet and one within 300-feet of the building. The building shall also meet maximum hydrant spacing of 300-feet on center. One (1) fire hydrant shall be within 50-feet of the fire department connection for the fire sprinkler and standpipe systems. Any existing hydrants used to satisfy the requirements shall meet current fire code including 5-inch storz fittings.</p> <p>A Fire Impact Fee at a rate of \$0.45 per square foot of increased building area is required in order to mitigate the proposal's potential impacts to City emergency services. The applicant would be required to pay an appropriate Fire Impact Fee payable to the City as specified by the Renton Municipal Code at the time of building permit application.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><u>Staff Comment:</u> The subject property is located within the Lower Cedar River Drainage Basin. The property contains three (3) sub-basins or threshold discharge areas (TDA)s. The north and central basin (TDA 1) drains to the public conveyance system that drains north along Park Ave N. and west along N. 4th St. and eventually discharges to the Cedar River. The south basin (TDA 2) drains to the public conveyance system that drains west along N. 3rd St. and discharging to the Cedar River. The northeastern basin (TDA 3) discharges to the northeast at the intersection of Garden Ave N. and N. 4th St. and drains north along Garden Ave N. eventually discharging to the Cedar River.</p> <p>This project is required to comply with the 2009 King County Surface Water Manual and the City of Renton Amendments to the KCSWM. To maintain vesting of the 2009 KCSWDM and current city amendments, the applicant is required to submit a construction permit application within six (6) months of the complete application date of the Conditional Use Permit application pursuant to RMC 4-1-045E.2.b</p> <p>Based on the City's flow control map, this site falls within a Peak Rate Flow Control Standard (Existing Site Conditions). The project is subject to full drainage review as it results in more than 7,000 square feet of land disturbing activity and more than 2,000 square feet if new and/or replaced impervious surface. The applicant submitted a Preliminary Drainage Report prepared by AHBL, dated August 2016 (Exhibit 10).</p> <p>The report also includes a detailed summary of the pre and post developed conditions. The preliminary grading and drainage plan (Exhibit 20) details flow control is to be provided within detention pipes in each sub-basin. Water quality treatment would be provided utilizing Filterra stormwater filtration systems. Flow control BMPs, ponds, stormwater wetlands, and infiltration facilities are prohibited as the site is located within a Wellhead Protection Area Zone 1.</p> <p>The development would be subject to stormwater system development charges.</p>
✓	<p>Water and Sanitary Sewer:</p> <p><u>Staff Comment:</u> Water service will be provided by the City of Renton. The site is in the Valley service area in the 196-foot hydraulic pressure zone. The approximate static</p>

	<p>water pressure is 68 psi at a ground elevation of 33-feet. The water improvements shall be designed in accordance with Appendix J of the City's Water System Plan. The applicant has submitted a preliminary utility plan (Exhibit 21) that provides connection to the existing main in Park Ave N. The development is subject to applicable water system development charges and meter installation fees.</p> <p>Sewer service is provided by the City of Renton. An existing 22-inch concrete sewer is located in N. 4th St. The applicant has submitted a preliminary utility plan (Exhibit 21) that provides a new 6-inch side sewer connection near the east side of the proposed school. The development is subject to applicable sewer system development charges.</p> <p>Compliance review with sewer and water construction standards will occur with the utility permit.</p>
<p>Requested to be modified through the PUD –</p> <p>Compliant if condition of approval is met</p>	<p>Streets:</p> <p>The applicant is proposing two points of vehicular ingress and egress into the site, which is needed for parking, pick-up, and drop-off, but also to comply with Fire Department requirements for access. The applicant has proposed one entrance off N. 3rd St. that will accommodate a smaller parking area and also the delivery area. Due to the delivery access requirements (semi-tractor trailer) the driveway exceeds the 30-foot wide limitation and contains a 52-foot cut with curb radii to accommodate the truck's turning movement. As it is understood that delivery activities require the use of a larger truck due to multiple stops within the district, it should also be recognized that a wide driveway results in a long pedestrian crossing distance that increases the potential for pedestrian and vehicle conflicts. Therefore, staff recommends, as a condition of approval, the applicant prepare a truck loading diagram that attempts to narrow the proposed 52-foot wide driveway and curb radii to minimum width needed to accommodate the delivery truck. If the driveway cannot be narrowed, then the applicant shall provide a design that includes a pedestrian refuge area in the middle of the driveway that shortens the crossing distance. The diagram and/or plan shall be submitted to the Current Planning Project Manager prior to issuing the construction permit.</p> <p>The second vehicular access point is on N. 4th St. and provides a dual function of parking and the primary parent drop-off and pick-up area. In order to reduce confusion and expedite the student drop-off and pick-up a curb return is located between two 20-foot one-way driveways. Additionally, the driveways contain curb radii in an effort to expedite pick-up and drop-off and mitigate any queuing that could occur on N. 4th Street. More than 330-feet of street frontage serves the subject property and therefore the applicant may have an additional driveway on N. 4th. The curb return provided exceeds the 18-foot minimum width.</p> <p><u>Level of Service:</u> It is anticipated that the proposed development would generate 1,220 vehicle trips per day that would include 415 AM peak-hour trips and 250 PM peak-hour trips. The provided transportation report analyzed the following four (4) intersection locations (Exhibit 11):</p> <p>Intersection 1: N. 4th St. / Park Ave. N.</p> <p>Intersection 2: N. 4th St. / Garden Ave. N.</p> <p>Intersection 3: N. 3rd St. / Park Ave. N.</p> <p>Intersection 4: N. 3rd St. / Garden Ave. N.</p>

The provided analysis notes that all intersections will operate at an acceptable level of service with the proposed development. Therefore, the proposal would not be required to mitigate at any intersection. Additionally, operations analyses of the proposed access driveways indicate that all movements would operate at Level of Service B or better during all times of the day.

Increased traffic created by the development would be mitigated by payment of transportation impact fees. The transportation impact fee that is current at the time of building permit application will be levied. The fee shall be payable to the City at the time of building permit issuance.

Site Distance: The TIA indicated no sight distance issues or problems with the proposed driveway locations.

Street Improvements:

Garden Ave N – Garden Ave N is a residential access street along the project's east property line. The existing road contains curb, gutter, and sidewalk on both sides of the street. A narrow planter strip is located along the project's frontage only. Per code, frontage improvements including 0.5 feet wide curb and gutter, an 8-foot wide landscaped planter, and 5-foot wide sidewalk, improvements are required on residential access streets. The applicant is proposing to move the existing curb-line west approximately 8-feet and provide a bus parking lane with curb-bulb located at the N. 4th St. and N. 3rd St. intersections. Additionally, the applicant is proposing to provide a 10-foot wide sidewalk and landscaping interior to the project (street frontage landscaping) and no street trees.

Staff supports a modification to the residential access street standards with further modification. The proposed relocation of the existing curb line west approximately 8-feet would result in a southbound lane width of approximately 21-feet. Such a lane width would likely result in driver confusion requiring the need for channeling markers or devices or the increased width could induce speeding. Instead, in conversations with the applicant, staff has suggested the applicant maintain the existing curb line and provide the bus load/unload in the existing ROW. This would maintain the appropriate street width and allow for the applicant to provide a 12-foot sidewalk and the ability to provide additional landscaping and tree retention on the Garden Ave N frontage.

As mentioned previously, staff recommended SEPA mitigation measures along the intersections of Garden Ave N at N. 4th St. and N. 3rd street to provide curb-bulbs to shorten pedestrian crossing widths and provide traffic calming to the street. These measures were included in the Renton School District issued MDNS (Exhibit 7) and incorporated into recommended conditions of approval for the PUD application.

Staff is in support of expanded 12-foot sidewalks to facilitate loading and unloading of the students and provide an enhanced pedestrian experience. Staff also supports the applicant not provide an 8-foot planter strip along the street as it will conflict with the load/unload area, but as an alternative provide street trees in tree grates.

Therefore, staff recommends, as a condition of approval, the applicant resubmit revised site and utility plans for Garden Ave N that provide the curb-line maintained in its existing location, 12-foot sidewalks, street trees in tree grates, and curb-bulbs meeting city standards at the intersections of N. 4th St. and N. 3rd St. The plans shall be submitted to and approved by the Current Planning Project Manager and Engineering Plan Reviewer prior to construction permit approval.

Park Ave N. – Park Ave N is a principal arterial along the project's west property line. Existing improvements include curb, gutter, and sidewalk. Per code, frontage improvements including 0.5 feet wide curb and gutter, an 8-foot wide landscaped planter, and 8-foot wide sidewalk improvements are required on principal arterials. The applicant proposes a 0.5-foot wide curb and gutter, an 8-foot wide landscaped planter, and 12-foot wide sidewalks. Staff supports this modification as it enhances the pedestrian area along an important arterial connection in the City Center.

The applicant has proposed to retain five (5) street trees along the Park Ave N frontage. Following consultation with the City's Arborist, staff recommends the trees be removed and replanted. The existing trees are currently constrained within tree wells and growing into the overhead power lines. Establishing new trees in a planter strip that would provide an adequate area for root development and trees that do not need modification due to overhead utility conflicts will provide a better long term result with regard to aesthetics and maintenance. Therefore, staff recommends as a condition of approval, the applicant resubmit a revised landscape plan that replaces all five trees shown to be retained on Park Ave N. The plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.

The Park Ave N. frontage contains four (4) overhead power poles that will conflict with required frontage improvements. RMC 4-6-090 requires the utilities be located underground with the redevelopment of the property. The applicant will be required to submit utility plans that identify the utilities underground or obtain variance approval as provided by RMC 4-6-090G.

N. 4th St. – N. 4th St. is a principal arterial along the project's north property line. Existing improvements include curb, gutter, and sidewalk. Per code, frontage improvements including 0.5 feet wide curb and gutter, an 8-foot wide landscaped planter, and 8-foot wide sidewalk improvements are required on principal arterials. The applicant proposes to provide the code standard.

N. 3rd St. – N. 3rd St is a principal arterial along the project's south property line. Existing improvements include curb, gutter, planter strip, and sidewalk. Per code, frontage improvements including 0.5 feet wide curb and gutter, an 8-foot wide landscaped planter, and 8-foot wide sidewalk improvements are required on principal arterials. The applicant proposes to provide the code standard, however after review staff finds a modified frontage that provides on-street parking and curb bulbs is viable. This street section would provide additional parking for the school near the entrance, which would also alleviate the need to provide auxiliary parking in the plaza area. Also, the curb bulbs would reduce the crossing distance for pedestrians along the N. 3rd St. Therefore, staff recommends as a condition of approval, the applicant resubmit revised site and utility plans for N. 3rd St. that provides curb-bulbs meeting the City's standard on the property's frontage at Park Ave N and Garden Ave N. thereby creating a row of on-street parking along the north side of N. 3rd St. The plans shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.

The applicant has also proposed to retain four street trees along the N. 3rd St. frontage. As the street frontage section is recommended by staff to be altered and include bulbs, it is unknown whether the trees would conflict with the new street section. Therefore, staff recommends the applicant attempt to keep the four (4) trees as shown, but if the curb-bulbs and new frontage layout conflict with the existing

	<p>trees, the trees shall be removed and replaced per the City's street tree standard. Staff recommends, as a condition of approval, a revised landscape plan that provides the new street frontage section and either the retention of the four (4) trees if possible or the replacement of the trees meeting City street tree standards. The plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.</p> <p><u>Temporary Impacts:</u> Given the concentration of development to occur in the immediate vicinity of the project site, staff anticipates that the proposed project would contribute to short term impacts to the City's street system. Therefore, staff is recommending a condition of approval requiring the applicant create a public outreach sign in coordination with City of Renton to communicate with road users, the general public, area residences and businesses, and appropriate public entities about project information; road conditions in the work zone area; and the safety and mobility effects of the work zone. The sign shall be placed on site prior to construction commencement.</p> <p><u>Concurrency</u> - Staff recommends a transportation concurrency approval based upon a test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation (Exhibit 19).</p>
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- 28. PUD Development Standards:** Pursuant to RMC 4-9-150D.4, each planned urban development shall demonstrate compliance with the development standards for the Planned Urban Development regulations. The following table contains project elements intended to comply with the development standards of the Planned Urban Development regulations, as outlined in RMC 4-9-150E:

Compliance	PUD Development Standard Analysis
1. COMMON OPEN SPACE STANDARD: Open space shall be concentrated in large usable areas and may be designed to provide either active or passive recreation. Requirements for residential, mixed use, commercial, and industrial developments are described below.	
N/A	<p>Standard: Mixed use residential and attached housing developments of ten (10) or more dwelling units shall provide a minimum area of common space or recreation area equal to fifty (50) square feet per unit. The common space area shall be aggregated to provide usable area(s) for residents. The location, layout, and proposed type of common space or recreation area shall be subject to approval by the Hearing Examiner. The required common open space shall be satisfied with one or more of the elements listed below.</p>
Compliant if Conditions of Approval are Met	<p>Standard: All buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses (excludes parking garage floorplate areas) shall provide pedestrian-oriented space according to the following formula:</p> <p>1% of the lot area + 1% of the building area = Minimum amount of pedestrian-oriented space.</p> <p><u>Staff Comment:</u> The applicant's minimum requirement for pedestrian oriented spaces is 2,913 square feet (212,381sf lot area / 79,000sf building area). The applicant has provided a 10,300 square foot public plaza that wraps the corner of the building at the intersection of the N. 3rd St. and Park Ave N. As shown on the preliminary landscape plan (Exhibit 3) the plaza will be surfaced with scored concrete and provide benches for seating. Planter boxes and flag poles provide edge features that</p>

	<p>demarcate the plaza. The flexible parking area containing eight (8) parking stalls and plaza surface treatment provides an additional 4,000 square feet. Edge planting along this area softens the hardscape and provides additional edges to the plaza.</p> <p>No pedestrian level lighting is shown in the plaza and while bench seating is provided, it does not appear to meet the minimum requirement of three (3) feet per 60-feet of plaza area. Therefore, staff recommends as a condition of approval, the applicant submit a detailed plaza plan that identifies compliance with lighting levels of four (4) foot candles on the ground, minimum seating areas, and other applicable pedestrian – oriented space qualifiers in RMC 4-9-1501c. The detailed plaza plan shall also include detail cut sheets of the bench, planter boxes, and any other streetscape elements that will be provided. The plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.</p>
✓	<p>Standard: The location of public open space shall be considered in relation to building orientation, sun and light exposure, and local micro-climatic conditions.</p> <p><u>Staff Comment:</u> The public plaza area is located and a component of the main entry to the proposed school building. The plaza is also located along the south and southwest portions of the site, which will provide the maximum amount of solar exposure.</p>
N/A	<p>Standard: Common space areas in mixed use residential and attached residential projects should be centrally located so they are near a majority of dwelling units, accessible and usable to residents, and visible from surrounding units.</p>
N/A	<p>Standard: In mixed use residential and attached residential projects children’s play space should be centrally located, visible from the dwellings, and away from hazardous areas like garbage dumpsters, drainage facilities, streets, and parking areas.</p>

- 29. Design District Review:** Pursuant to RMC 4-9-150D.4, each planned urban development shall demonstrate compliance with any overlay district associated with the subject property; unless a modification for a specific development standard has been requested. The subject property is located within Design District ‘D’ and the R-8 and R-10 zoning areas are to Residential Design and Open Space Standards. Through the PUD, the applicant is requesting that a single designation be applied for the entire project given strict adherence to the differing design standards would result in multiple site design features that would be incompatible with the proposed elementary school use (FOF 14: Requested Modifications from RMC through the PUD). Design District ‘D’ standards was recommended by City staff given the main presence of the building is located along Park Ave N, which allows integration into future commercial development and anticipated growth along that arterial. Staff is in support of the requested modification/application of the single Design District provided the applicant complies with all conditions of approval. The following table contains project elements intended to comply with the standards of the Design District ‘D’ Standards and guidelines, as outlined in RMC 4-3-100.E:

Compliance	Design District Guideline and Standard Analysis
	<p>1. SITE DESIGN AND BUILDING LOCATION:</p> <p>Intent: To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity.</p> <p>a. Building Location and Orientation:</p> <p>Intent: To ensure visibility of businesses and to establish active, lively uses along sidewalks and</p>

pedestrian pathways. To organize buildings for pedestrian use and so that natural light is available to other structures and open space. To ensure an appropriate transition between buildings, parking areas, and other land uses; and increase privacy for residential uses.

Guidelines: Developments shall enhance the mutual relationship of buildings with each other, as well as with the roads, open space, and pedestrian amenities while working to create a pedestrian oriented environment. Lots shall be configured to encourage variety and so that natural light is available to buildings and open space. The privacy of individuals in residential uses shall be provided for.

✓	<p>Standard: The availability of natural light (both direct and reflected) and direct sun exposure to nearby buildings and open space (except parking areas) shall be considered when siting structures.</p> <p><u>Staff Comment:</u> <i>The building is oriented north/south along the western portion of the property. This orientation maximizes solar exposure on the public plaza and open spaces along the east portion of the property.</i></p>
✓	<p>Standard: Buildings shall be oriented to the street with clear connections to the sidewalk.</p> <p><u>Staff Comment:</u> <i>The building is oriented to Park Ave N and N 3rd St. Clear connections are provided via the pedestrian plaza and main public entrance.</i></p>
✓	<p>Standard: The front entry of a building shall be oriented to the street or a landscaped pedestrian-only courtyard.</p> <p><u>Staff Comment:</u> <i>The front entry is oriented to the Park Ave N and N 3rd St.</i></p>
N/A	<p>Standard: Buildings with residential uses located at the street level shall be:</p> <ol style="list-style-type: none"> Set back from the sidewalk a minimum of ten feet (10') and feature substantial landscaping between the sidewalk and the building; or Have the ground floor residential uses raised above street level for residents' privacy.

b. Building Entries:

Intent: To make building entrances convenient to locate and easy to access, and ensure that building entries further the pedestrian nature of the fronting sidewalk and the urban character of the district.

Guidelines: Primary entries shall face the street, serve as a focal point, and allow space for social interaction. All entries shall include features that make them easily identifiable while reflecting the architectural character of the building. The primary entry shall be the most visually prominent entry. Pedestrian access to the building from the sidewalk, parking lots, and/or other areas shall be provided and shall enhance the overall quality of the pedestrian experience on the site.

✓	<p>Standard: A primary entrance of each building shall be located on the facade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements.</p> <p><u>Staff Comment:</u> <i>The primary entrance is located on the corner of Park Ave N and N. 3rd St. The entrance is connected to the sidewalk via a pedestrian plaza that includes seating, planters, and bicycle parking.</i></p>
✓	<p>Standard: A primary entrance of each building shall be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting.</p>

	<i>Staff Comment: The primary entry is made visibly prominent by a building overhang and canopy. Large doors and expansive glazing also provide distinction.</i>
✓	<p>Standard Building entries from a street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping and include weather protection at least four and one-half feet (4-1/2') wide. Buildings that are taller than thirty feet (30') in height shall also ensure that the weather protection is proportional to the distance above ground level.</p> <p><i>Staff Comment: The building entry is marked with canopies extending approximately 13-feet and overhangs extending approximately 15-feet. Coverages are approximately 10'8" above grade to provide adequate weather protection.</i></p>
✓	<p>Standard: Building entries from a parking lot shall be subordinate to those related to the street.</p> <p><i>Staff Comment: The main entry at the corner of Park Ave N and N 3rd St the most architecturally prominent as detailed above. Other entries from the parking lot will have simple overhang and/or canopies for weather protection.</i></p>
✓	<p>Standard: Features such as entries, lobbies, and display windows shall be oriented to a street or pedestrian-oriented space; otherwise, screening or decorative features should be incorporated.</p> <p><i>Staff Comment: The main entry and lobby/reception area are oriented to the pedestrian plaza at the corner of Park Ave N and N 3rd St.</i></p>
N/A	Standard: Multiple buildings on the same site shall direct views to building entries by providing a continuous network of pedestrian paths and open spaces that incorporate landscaping.
N/A	Standard: Ground floor residential units that are directly accessible from the street shall include entries from front yards to provide transition space from the street or entries from an open space such as a courtyard or garden that is accessible from the street.
<p>c. Transition to Surrounding Development:</p> <p>Intent: To shape redevelopment projects so that the character and value of Renton's long-established, existing neighborhoods are preserved.</p> <p>Guidelines: Careful siting and design treatment shall be used to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk and scale.</p>	
✓	<p>Standard: At least one of the following design elements shall be used to promote a transition to surrounding uses:</p> <ol style="list-style-type: none"> 1. Building proportions, including step-backs on upper levels in accordance with the surrounding planned and existing land use forms; or 2. Building articulation to divide a larger architectural element into smaller increments; or 3. Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development. <p>Additionally, the Administrator may require increased setbacks at the side or rear of a building in order to reduce the bulk and scale of larger buildings and/or so that</p>

	<p>sunlight reaches adjacent and/or abutting yards.</p> <p><u>Staff Comment:</u> The building contains design elements that incorporate all three of the above referenced standards in varying levels. The east and west elevations provide a step-back on portions of the second and third floors that accommodates outdoor learning opportunities. This step back acts more as an upper level building modulation as it breaks the plane of the long façade assists in dividing it into smaller increments. The south and east façades provides material and height variations also divide architectural elements and reduce the bulk of the structure thereby providing transition to the adjacent residential areas.</p>
<p>d. Service Element Location and Design:</p> <p>Intent: To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading docks) by locating service and loading areas away from high-volume pedestrian areas, and screening them from view in high visibility areas.</p> <p>Guidelines: Service elements shall be concentrated and located so that impacts to pedestrians and other abutting uses are minimized. The impacts of service elements shall be mitigated with landscaping and an enclosure with fencing that is made of quality materials.</p>	
✓	<p>Standard: Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use.</p> <p><u>Staff Comment:</u> A consolidated service area is located along the southeastern portion of the building adjacent to the kitchen. It is separated from the pedestrian areas by landscaping, refuse/recycling enclosure, and the 10-foot high ball wall.</p>
Compliant if condition of approval is met	<p>Standard: In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof and screened around their perimeter by a wall or fence and have self-closing doors.</p> <p><u>Staff Comment:</u> The refuse and recycling enclosure plan (Exhibit 18) is enclosed on three sides with an 8-foot masonry wall, roof structure, and two (2) ten-foot wide metal gates. A landscaping screen is provided along the south wall elevation. No details were provided with the gate hardware. Therefore, staff recommends as a condition of approval, the applicant provide a revised refuse and recycling enclosure plan that provides a detail cut-sheet of the self-closing door mechanism. The plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.</p>
✓	<p>Standard: Service enclosures shall be made of masonry, ornamental metal or wood, or some combination of the three (3).</p> <p><u>Staff Comment:</u> The enclosure is made of masonry.</p>
✓	<p>Standard: If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum 3 feet wide, shall be located on 3 sides of such facility.</p> <p><u>Staff Comment:</u> The service area is adjacent to a pedestrian connection between the building and parking lot. A 9-foot wide landscaping screen is shown on the site plan.</p>
<p>e. Gateways:</p> <p>Intent: To distinguish gateways as primary entrances to districts or to the City, special design features</p>	

and architectural elements at gateways should be provided. While gateways should be distinctive within the context of the district, they should also be compatible with the district in form and scale.

Guidelines: Development that occurs at gateways shall be distinguished with features that visually indicate to both pedestrians and vehicular traffic the uniqueness and prominence of their locations in the City. Examples of these types of features include monuments, public art, and public plazas.

N/A	Standard: Developments located at district gateways shall be marked with visually prominent features.
N/A	Standard: Gateway elements shall be oriented toward and scaled for both pedestrians and vehicles.
N/A	Standard: Visual prominence shall be distinguished by two (2) or more of the following: Public art; Special landscape treatment; Open space/plaza; Landmark building form; Special paving, unique pedestrian scale lighting, or bollards; Prominent architectural features (trellis, arbor, pergola, or gazebo); Neighborhood or district entry identification (commercial signs do not qualify).

2. PARKING AND VEHICULAR ACCESS:

Intent: To provide safe, convenient access; incorporate various modes of transportation, including public mass transit, in order to reduce traffic volumes and other impacts from vehicles; ensure sufficient parking is provided, while encouraging creativity in reducing the impacts of parking areas; allow an active pedestrian environment by maintaining contiguous street frontages, without parking lot siting along sidewalks and building facades; minimize the visual impact of parking lots; and use access streets and parking to maintain an urban edge to the district.

a. Surface Parking:

Intent: To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings.

Guidelines: Surface parking shall be located and designed so as to reduce the visual impact of the parking area and associated vehicles. Large areas of surface parking shall also be designed to accommodate future infill development.

Requested to be Modified Through the PUD	<p>Standard: Parking shall be located so that no surface parking is located between:</p> <ul style="list-style-type: none"> (a) A building and the front property line; and/or (b) A building and the side property line (when on a corner lot). <p><i>Staff Comment: No surface parking is located between the building and front property line of Park Ave N. The submitted site plan (Exhibit 2) identifies eight (8) parking spaces between the building and the N. 3rd St. side property line that would provide a flexible parking area to serve as temporary parking near the building entrance or overflow parking for special events. The surface is treated similarly to the adjacent plaza and is intended to act as a flex space that could also be used to enlarge the plaza for pedestrian oriented events. As the amount of parking is nominal and only represents a small area of the building and property line relative to the size of building and subject property, staff is in support of this modification. The perimeter landscaping and surface treatment provide appropriate mitigation of the flexible parking area.</i></p>
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✓	<p>Standard: Parking shall be located so that it is screened from surrounding streets by buildings, landscaping, and/or gateway features as dictated by location.</p> <p><i>Staff Comment:</i> Perimeter landscaping is provided around the surface parking areas as identified in the landscape plan (Exhibit 3).</p>
<p>b. Structured Parking Garages:</p> <p>Intent: To promote more efficient use of land needed for vehicle parking; encourage the use of structured parking; physically and visually integrate parking garages with other uses; and reduce the overall impact of parking garages.</p> <p>Guidelines: Parking garages shall not dominate the streetscape; they shall be designed to be complementary with adjacent and abutting buildings. They shall be sited to complement, not subordinate, pedestrian entries. Similar forms, materials, and/or details to the primary building(s) should be used to enhance garages.</p>	
N/A	<p>Standard: Parking structures shall provide space for ground floor commercial uses along street frontages at a minimum of seventy five percent (75%) of the building frontage width.</p>
N/A	<p>Standard: The entire facade must feature a pedestrian-oriented facade. The Administrator of the Department of Community and Economic Development may approve parking structures that do not feature a pedestrian orientation in limited circumstances. If allowed, the structure shall be set back at least six feet (6') from the sidewalk and feature substantial landscaping. This landscaping shall include a combination of evergreen and deciduous trees, shrubs, and ground cover. This setback shall be increased to ten feet (10') when abutting a primary arterial and/or minor arterial.</p>
N/A	<p>Standard: Public facing facades shall be articulated by arches, lintels, masonry trim, or other architectural elements and/or materials.</p>
N/A	<p>Standard: The entry to the parking garage shall be located away from the primary street, to either the side or rear of the building.</p>
N/A	<p>Standard: Parking garages at grade shall include screening or be enclosed from view with treatment such as walls, decorative grilles, trellis with landscaping, or a combination of treatments.</p>
N/A	<p>Standard: The Administrator of the Department of Community and Economic Development or designee may allow a reduced setback where the applicant can successfully demonstrate that the landscaped area and/or other design treatment meets the intent of these standards and guidelines. Possible treatments to reduce the setback include landscaping components plus one or more of the following integrated with the architectural design of the building:</p> <ul style="list-style-type: none"> (a) Ornamental grillwork (other than vertical bars); (b) Decorative artwork; (c) Display windows; (d) Brick, tile, or stone; (e) Pre-cast decorative panels; (f) Vine-covered trellis;

	<p>(g) Raised landscaping beds with decorative materials; or</p> <p>(h) Other treatments that meet the intent of this standard...</p>
<p>c. Vehicular Access:</p> <p>Intent: To maintain a contiguous and uninterrupted sidewalk by minimizing, consolidating, and/or eliminating vehicular access off streets.</p> <p>Guidelines: Vehicular access to parking garages and parking lots shall not impede or interrupt pedestrian mobility. The impacts of curb cuts to pedestrian access on sidewalks shall be minimized.</p>	
✓	<p>Standard: Access to parking lots and garages shall be from alleys, when available. If not available, access shall occur at side streets.</p> <p><u>Staff Comment:</u> No alleys are available for access. With the exception of Garden Ave N. the surrounding streets are Principal Arterials. Access is provided on N. 3rd St and N. 4th St.</p>
✓	<p>Standard: The number of driveways and curb cuts shall be minimized, so that pedestrian circulation along the sidewalk is minimally impeded.</p> <p><u>Staff Comment:</u> While the subject property is an entire city block, only two entrances are provided. Driveways are limited with no curb cuts located on Park Ave N and Garden Ave N.</p>
<p>3. PEDESTRIAN ENVIRONMENT:</p> <p>Intent: To enhance the urban character of development in the Urban Center and the Center Village by creating pedestrian networks and by providing strong links from streets and drives to building entrances; make the pedestrian environment safer and more convenient, comfortable, and pleasant to walk between businesses, on sidewalks, to and from access points, and through parking lots; and promote the use of multi-modal and public transportation systems in order to reduce other vehicular traffic.</p>	
<p>a. Pedestrian Circulation:</p> <p>Intent: To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment.</p> <p>Guidelines: The pedestrian environment shall be given priority and importance in the design of projects. Sidewalks and/or pathways shall be provided and shall provide safe access to buildings from parking areas. Providing pedestrian connections to abutting properties is an important aspect of connectivity and encourages pedestrian activity and shall be considered. Pathways shall be easily identifiable to pedestrians and drivers.</p>	
✓	<p>Standard: A pedestrian circulation system of pathways that are clearly delineated and connect buildings, open space, and parking areas with the sidewalk system and abutting properties shall be provided.</p> <p>(a) Pathways shall be located so that there are clear sight lines, to increase safety.</p> <p>(b) Pathways shall be an all-weather or permeable walking surface, unless the applicant can demonstrate that the proposed surface is appropriate for the anticipated number of users and complementary to the design of the development.</p> <p><u>Staff comment:</u> Pedestrian pathways and plaza area contain clear site lines and are concrete.</p>

<p>Compliant if Condition of Approval is Met.</p>	<p>Standard: Pathways within parking areas shall be provided and differentiated by material or texture (i.e., raised walkway, stamped concrete, or pavers) from abutting paving materials. Permeable materials are encouraged. The pathways shall be perpendicular to the applicable building facade and no greater than one hundred fifty feet (150') apart.</p> <p>Staff Comment: <i>The applicant has provided pathways delineated pathways in the two parking areas. The south parking lot contains a path providing connection to the plaza and main entrance. The north parking lot contains pedestrian areas surrounding the pick-up/drop-off area that connects students to the active recreation areas, student entrance, and public sidewalks. It appears pedestrian pathways are raised via curb on the site plan however no material identifier is provided in the south parking lot pathway. Therefore, as a condition of approval, staff recommends the applicant submit a revised site plan that provides the proposed material for the pedestrian pathway in the south parking lot. The plan shall be submitted, to and approved by, the Current Planning Project Manager prior to construction permit approval.</i></p>
<p>✓</p>	<p>Standard: Sidewalks and pathways along the facades of buildings shall be of sufficient width to accommodate anticipated numbers of users. Specifically:</p> <p>(a) Sidewalks and pathways along the facades of mixed use and retail buildings 100 or more feet in width (measured along the facade) shall provide sidewalks at least 12 feet in width. The walkway shall include an 8 foot minimum unobstructed walking surface.</p> <p>(b) Interior pathways shall be provided and shall vary in width to establish a hierarchy. The widths shall be based on the intended number of users; to be no smaller than five feet (5') and no greater than twelve feet (12').</p> <p>(c) For all other interior pathways, the proposed walkway shall be of sufficient width to accommodate the anticipated number of users.</p> <p>Staff Comment: <i>Pathways from parking areas to the interior of the project are generally 5-feet in width which is sufficient to accommodate the anticipated number of users. Sidewalks along the public frontages would be 12-feet and 8-feet which is anticipated to be sufficient width to accommodate the pedestrian traffic school bus drop off.</i></p>
<p>N/A</p>	<p>Standard: Mid-block connections between buildings shall be provided.</p>
<p>b. Pedestrian Amenities:</p> <p>Intent: To create attractive spaces that unify the building and street environments and are inviting and comfortable for pedestrians; and provide publicly accessible areas that function for a variety of year-round activities, under typical seasonal weather conditions.</p> <p>Guidelines: The pedestrian environment shall be given priority and importance in the design of projects. Amenities that encourage pedestrian use and enhance the pedestrian experience shall be included.</p>	
<p>✓</p>	<p>Standard: Architectural elements that incorporate plants, particularly at building entrances, in publicly accessible spaces and at facades along streets, shall be provided.</p> <p>Staff Comment: <i>The landscape plan (Exhibit 3) provides planter boxes to accommodate trees and shrubs in the pedestrian plaza area near the building's main</i></p>

	entrance and along the student drop-off/pick-up area.
Compliant if Condition of Approval is Met.	<p>Standard: Amenities such as outdoor group seating, benches, transit shelters, fountains, and public art shall be provided.</p> <p>(a) Site furniture shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.</p> <p>(b) Site furniture and amenities shall not impede or block pedestrian access to public spaces or building entrances.</p> <p>Staff Comment: The pedestrian plaza will provide seating and places to gather. The proposal did not include specifications for proposed pedestrian amenities. Therefore staff was unable to verify the whether site furniture is compliant with the standard. As such, staff recommends a condition of approval requiring the applicant provide detailed specifications for all site furniture, and art, in order to ensure durable, vandal- and weather-resistant materials are used. The specifications shall be submitted to, and approved by, the Current Planning Project Manager prior building permit approval.</p>
✓	<p>Standard: Pedestrian overhead weather protection in the form of awnings, marquees, canopies, or building overhangs shall be provided. These elements shall be a minimum of four and one-half feet (4-1/2') wide along at least seventy five percent (75%) of the length of the building facade facing the street, a maximum height of fifteen feet (15') above the ground elevation, and no lower than eight feet (8') above ground level.</p> <p>Staff Comment: Building overhangs and canopies are provided along 75 percent of the N.3rd St. façade. The height of the weather protection is approximately 11-feet above grade level. Overhangs are provides along the entirety of the Park Ave N. frontage.</p>
4. RECREATION AREAS AND COMMON OPEN SPACE: Intent: To ensure that areas for both passive and active recreation are available to residents, workers, and visitors and that these areas are of sufficient size for the intended activity and in convenient locations. To create usable and inviting open space that is accessible to the public; and to promote pedestrian activity on streets particularly at street corners. Guidelines: Developments located at street intersections should provide pedestrian-oriented space at the street corner to emphasize pedestrian activity (illustration below). Recreation and common open space areas are integral aspects of quality development that encourage pedestrians and users. These areas shall be provided in an amount that is adequate to be functional and usable; they shall also be landscaped and located so that they are appealing to users and pedestrians	
N/A	Standard: All mixed use residential and attached housing developments of ten (10) or more dwelling units shall provide common open space and/or recreation areas.
See FOF 28	<p>Standard: All buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses (excludes parking garage floorplate areas) shall provide pedestrian-oriented space</p> <p>Staff Comment: See FOF 28 PUD Development Standards.</p>
See FOF 28	Standard: The pedestrian-oriented space shall be provided according to the following formula: 1% of the site area + 1% of the gross building area, at minimum. The pedestrian-oriented space shall include all of the following:

	<ol style="list-style-type: none"> 1. Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a nonvehicular courtyard; and 2. Paved walking surfaces of either concrete or approved unit paving; and 3. On-site or building-mounted lighting providing at least four (4) foot-candles (average) on the ground; and 4. At least three (3) lineal feet of seating area (bench, ledge, etc.) or one individual seat per sixty (60) square feet of plaza area or open space. <p><i>Staff Comment: See FOF 28 PUD Development Standards</i></p>
<i>See FOF 28</i>	<p>Standard: The following areas shall not count as pedestrian-oriented space:</p> <ol style="list-style-type: none"> 1. The minimum required walkway. However, where walkways are widened or enhanced beyond minimum requirements, the area may count as pedestrian-oriented space if the Administrator determines such space meets the definition of pedestrian-oriented space. 2. Areas that abut landscaped parking lots, chain link fences, blank walls, and/or dumpsters or service areas. <p><i>Staff Comment: See FOF 28 PUD Development Standards</i></p>
<i>Requested to be Modified Through the PUD</i>	<p>Standard: Public plazas shall be provided at intersections identified in the Commercial Arterial Zone Public Plaza Locations Map and as listed below. The public plaza must be landscaped consistent with RMC 4-4-070, including at minimum street trees, decorative paving, pedestrian-scaled lighting, and seating.</p> <p><i>Staff Comment: RMC 4-3-100E4 identifies the intersection of Park Ave N. and N. 4th St. as an area that requires a public plaza measuring no less than 1,000 square feet and a minimum dimension of 20-feet abutting the sidewalk. Additionally, the plaza is required to contain landscaping, decorative paving, pedestrian scaled lighting, and seating. The applicant has requested to modify this requirement and relocate the plaza one block south to the corner of Park Ave N. and N. 3rd St. as this corner is the main entry to the school.</i></p> <p><i>Staff recommends approval to relocate the plaza to N. 3rd St. Providing the plaza at the entrance of the building and separated from vehicle oriented areas, such as the N. 4th St. intersection, will result in a greater pedestrian experience and likely greater utilized plaza. The applicant proposes a plaza at Park Ave N. and N. 3rd St. at 10-times the size of the code requirement. The plaza will be landscaped, contain seating, have a buffer of on-street parking along N. 3rd St., and as conditioned have pedestrian scaled lighting.</i></p> <p><i>A smaller plaza type area is provided near the intersection of the Park Ave N. and N. 4th St. abutting the north end of the school building. A covered waiting area measuring 1,056 square feet is provided for students awaiting pick-up.</i></p>
5. BUILDING ARCHITECTURAL DESIGN:	
<p>Intent: To encourage building design that is unique and urban in character, comfortable on a human scale, and uses appropriate building materials that are suitable for the Pacific Northwest climate. To discourage franchise retail architecture.</p>	
a. Building Character and Massing:	

Intent: To ensure that buildings are not bland and visually appear to be at a human scale; and ensure that all sides of a building, that can be seen by the public, are visually interesting.

Guidelines: Building facades shall be modulated and/or articulated to reduce the apparent size of buildings, break up long blank walls, add visual interest, and enhance the character of the neighborhood. Articulation, modulation, and their intervals should create a sense of scale important to residential buildings.

<p>Compliant if condition of approval is met.</p>	<p>Standard: All building facades shall include modulation or articulation at intervals of no more than forty feet (40').</p> <p><i>Staff Comment:</i> Modulations on the building facades shown on the elevation plan (Exhibit 8) is provided vertically (e.g. roof step-downs and overhangs) and horizontally (e.g. building footprint along the east façade and outdoor classroom areas on the second and third floors). Articulation of the facades includes expanses of curtain wall glazing, sunshades, canopies, and windows. These intervals are generally at no more than 40-feet with the exception of the north and south ends of the Park Ave N. façade (west elevation) and the west side of the N. 4th St. façade (north elevation).</p> <p>Therefore, staff recommends as a condition of approval, the applicant provide additional articulation or modulation features in these areas. Staff has suggested the applicant wrap the curtain wall around the corner along the south end of the Park Ave N. façade. Artwork, additional glazing, and modulation are suggested on the north end of the Park Ave N façade and west side of the N. 4th St. façade. A revised elevation plan shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.</p>
<p>✓</p>	<p>Standard: Modulations shall be a minimum of two feet (2') in depth sixteen feet (16') in height, and eight feet (8') in width.</p> <p><i>Staff Comment:</i> Horizontal modulations shown on the site plan and elevation plan exceed these minimum requirements.</p>
<p>Compliant if condition of approval is met.</p>	<p>Standard: Buildings greater than one hundred sixty feet (160') in length shall provide a variety of modulations and articulations to reduce the apparent bulk and scale of the facade; or provide an additional special feature such as a clock tower, courtyard, fountain, or public gathering area.</p> <p><i>Staff Comment:</i> As mentioned previously, the facades are provided a number of modulations and articulation along the building. However, the Park Ave N. façade (west elevation) is has significant length (approximately 386-feet), is located 20-feet from the Park Ave N. ROW, and relative to the other facades, appears to contain the least amount of modulation and articulation. Staff has recommended conditions above for articulation treatments, but additional methods are needed to mitigate the appearance of bulk along the Park Ave N façade (west elevation).</p> <p>As currently depicted, the ground floor height does not provide an adequate base to the building. The cantilever and upper two stories appear to be hulking over the ground floor. This results in a squat-like base that is out of proportion with the upper two stories. This length of façade and amount of bulk along Park Ave N. is not human scale as intended by the design regulations. Staff has been in communication with the applicant regarding this issue and the applicant has provided informal conceptual renderings (Exhibit 27) in response. Further refinement with formal elevations is needed to confirm compliance with this standard.</p> <p>Therefore, staff recommends as a condition of approval, the applicant submit revised</p>

	<i>elevations that provide increased height or the perception of increased height on the ground floor. The plans shall be submitted for review and approval by the Current Planning Project Manager prior to building permit approval.</i>
b. Ground-Level Details: Intent: To ensure that buildings are visually interesting and reinforce the intended human-scale character of the pedestrian environment; and ensure that all sides of a building within near or distant public view have visual interest. Guidelines: The use of material variations such as colors, brick, shingles, stucco, and horizontal wood siding is encouraged. The primary building entrance should be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting (illustration below). Detail features should also be used, to include things such as decorative entry paving, street furniture (benches, etc.), and/or public art.	
✓	Standard: Human-scaled elements such as a lighting fixture, trellis, or other landscape feature shall be provided along the facade's ground floor. <u>Staff Comment:</u> <i>The applicant has proposed human scale elements including landscape features, large window, and varied material patterns at the primary entrances. Window patterns vary based on interior layout, but all facades feature a variety of window types. Wall areas visible from public streets and sidewalks are treated with canopies or overhangs at pedestrian entries and landscaping. Architectural detailing elements including entrance detailing/weather protection and contrasting materials bring the proposal into compliance with the intent of this standard to create human-scale character in the pedestrian environment.</i>
Requested to be Modified Through the PUD	Standard: On any facade visible to the public, transparent windows and/or doors are required to comprise at least 50 percent of the portion of the ground floor facade that is between 4 feet and 8 feet above ground (as measured on the true elevation). <u>Staff Comment:</u> <i>Glazing and doors are provided at least 50-percent along the ground floor however some areas adjacent to the N. 3rd St. façade are proposed to be frosted and not transparent. The applicant proposed non-transparent glass along this frontage to provide privacy for the students and reduce potential distractions. Staff recommends approval of this modification for safety and welfare of the students.</i>
✓	Standard: Upper portions of building facades shall have clear windows with visibility into and out of the building. However, screening may be applied to provide shade and energy efficiency. The minimum amount of light transmittance for windows shall be 50 percent. <u>Staff Comment:</u> <i>Glazing on upper floors is proposed to be clear and there will be sunshades provided to provide shade and articulation.</i>
N/A	Standard: Display windows shall be designed for frequent change of merchandise, rather than permanent displays.
N/A	Standard: Where windows or storefronts occur, they must principally contain clear glazing. <u>Staff Comment:</u>
✓	Standard: Tinted and dark glass, highly reflective (mirror-type) glass and film are prohibited.

	<i><u>Staff Comment:</u> No tinted, dark, or reflective glass is proposed.</i>
Compliant if condition of approval is met.	<p>Standard: Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways are prohibited. A wall (including building facades and retaining walls) is considered a blank wall if:</p> <p>(a) It is a ground floor wall or portion of a ground floor wall over 6 feet in height, has a horizontal length greater than 15 feet, and does not include a window, door, building modulation or other architectural detailing; or</p> <p>(b) Any portion of a ground floor wall has a surface area of 400 square feet or greater and does not include a window, door, building modulation or other architectural detailing.</p> <p><i><u>Staff Comment:</u> See recommended conditions of approval above in Building Character and Massing regarding modulation and articulation.</i></p>
Compliant if condition of approval is met.	<p>Standard: If blank walls are required or unavoidable, blank walls shall be treated with one or more of the following:</p> <p>(a) A planting bed at least five feet in width containing trees, shrubs, evergreen ground cover, or vines adjacent to the blank wall;</p> <p>(b) Trellis or other vine supports with evergreen climbing vines;</p> <p>(c) Architectural detailing such as reveals, contrasting materials, or other special detailing that meets the intent of this standard;</p> <p>(d) Artwork, such as bas-relief sculpture, mural, or similar; or</p> <p>(e) Seating area with special paving and seasonal planting.</p> <p><i><u>Staff Comment:</u> See recommended conditions of approval above in Building Character and Massing regarding modulation and articulation.</i></p>
<p>d. Building Roof Lines:</p> <p>Intent: To ensure that roof forms provide distinctive profiles and interest consistent with an urban project and contribute to the visual continuity of the district.</p> <p>Guidelines: Building roof lines shall be varied and include architectural elements to add visual interest to the building.</p>	
✓	<p>Standard: Buildings shall use at least one of the following elements to create varied and interesting roof profiles:</p> <p>(a) Extended parapets;</p> <p>(b) Feature elements projecting above parapets;</p> <p>(c) Projected cornices;</p> <p>(d) Pitched or sloped roofs</p> <p>(e) Buildings containing predominantly residential uses shall have pitched roofs with a minimum slope of one to four (1:4) and shall have dormers or interesting roof forms that break up the massiveness of an uninterrupted sloping roof.</p> <p><i><u>Staff Comment:</u> The elevation plan provides extended parapets and roof step downs on the north, west, and east facades. A projected cornice extends on the south façade.</i></p>

	<i>These treatments provide varied roof profiles consistent with intent and guidelines.</i>
d. Building Materials: Intent: To ensure high standards of quality and effective maintenance over time; encourage the use of materials that reduce the visual bulk of large buildings; and encourage the use of materials that add visual interest to the neighborhood. Guidelines: Building materials are an important and integral part of the architectural design of a building that is attractive and of high quality. Material variation shall be used to create visual appeal and eliminate monotony of facades. This shall occur on all facades in a consistent manner. High quality materials shall be used. If materials like concrete or block walls are used they shall be enhanced to create variation and enhance their visual appeal.	
✓	Standard: All sides of buildings visible from a street, pathway, parking area, or open space shall be finished on all sides with the same building materials, detailing, and color scheme, or if different, with materials of the same quality. <i>Staff Comment: All materials continue on all sides and include consistent detailing.</i>
✓	Standard: All buildings shall use material variations such as colors, brick or metal banding, patterns or textural changes. <i>Staff Comment: The building contains a combination of masonry, metal siding, composite panel, and glazing. Accent materials include pre-finished metal panel, pre-finished metal trim and canopies.</i>
✓	Standard: Materials, individually or in combination, shall have texture, pattern, and be detailed on all visible facades.
Compliant if Condition of Approval is Met	Standard: Materials shall be durable, high quality, and consistent with more traditional urban development, such as brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass and cast-in-place concrete. <i>Staff Comment: In order to ensure that quality materials are used staff recommends the applicant submit a materials board subject to the approval of the Current Planning Project Manager prior to building permit approval.</i>
N/A	Standard: If concrete is used, walls shall be enhanced by techniques such as texturing, reveals, and/or coloring with a concrete coating or admixture.
N/A	Standard: If concrete block walls are used, they shall be enhanced with integral color, textured blocks and colored mortar, decorative bond pattern and/or shall incorporate other masonry materials.
✓	Standard: All buildings shall use material variations such as colors, brick or metal banding, patterns, or textural changes. <i>Staff Comment: The building contains material variations such as the use of masonry, panels, and glass.</i>
6. LIGHTING: Intent: To ensure safety and security; provide adequate lighting levels in pedestrian areas such as plazas, pedestrian walkways, parking areas, building entries, and other public places; and increase the visual attractiveness of the area at all times of the day and night. Guidelines: Lighting that improves pedestrian safety and also that creates visual interest in the building and site during the evening hours shall be provided.	

Compliant if Condition of Approval Complied With	<p>Standard: Pedestrian-scale lighting shall be provided at primary and secondary building entrances. Examples include sconces on building facades, awnings with down-lighting and decorative street lighting.</p> <p>Staff Comment: A lighting plan was not submitted identifying compliance with these standards, as such staff recommends a condition of approval that the applicant be required to provide a lighting plan that adequately provides for public safety without casting excessive glare on adjacent properties; at the time of building permit review. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075 Lighting, Exterior On-Site. If this condition of approval is met the proposal would satisfy this standard.</p>
Compliant if Condition of Approval Complied With	<p>Standard: Accent lighting shall also be provided on building facades (such as sconces) and/or to illuminate other key elements of the site such as gateways, specimen trees, other significant landscaping, water features, and/or artwork.</p> <p>Staff Comment: Ornamental lighting fixtures would help create more visual interest for the structure in the pedestrian public realm. Therefore staff recommends, as a condition of approval, the applicant be required to submit revised elevations depicting ornamental lighting fixtures. The revised elevations shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval. If all conditions of approval are met the proposal would satisfy the intent of this standard.</p>
Compliant if Condition of Approval Complied With	<p>Standard: Downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075, Lighting, Exterior On-Site (i.e., signage, governmental flags, temporary holiday or decorative lighting, right-of-way-lighting, etc.).</p> <p>Staff Comment: See Condition above.</p>

- 30. Conditional Use Permit:** K-12 educational institutions require a Hearing Examiner Conditional Use Permit to locate in a R-8, R-10, CN, and CA zones. The following table contains project elements intended to comply with Conditional Use Permit decision criteria as related to the request to establish the use, as outlined in RMC 4-9-030.D:

Compliance	Conditional Use Permit Criteria and Analysis
✓	<p>a. Consistency with Plans and Regulations: The proposed use shall be compatible with the general goals, objectives, policies and standards of the Comprehensive Plan, the zoning regulations and any other plans, programs, maps or ordinances of the City of Renton.</p> <p>Staff Comment: See FOF 22: Comprehensive Plan Compliance, FOF 23: Zoning Development Standard Compliance, and FOF 26: PUD Decision Criteria.</p>
✓	<p>b. Appropriate Location: The proposed location shall not result in the detrimental overconcentration of a particular use within the City or within the immediate area of the proposed use. The proposed location shall be suited for the proposed use.</p> <p>Staff Comment: The proposed school is the only elementary school within the City Center Community Planning Area. It would be the first school that is within close</p>

	<i>proximity to the downtown and The Landing. The proposed location was previously used for educational purposes and therefore is already suited for the proposed elementary school.</i>
✓	<p>c. Effect on Adjacent Properties: The proposed use at the proposed location shall not result in substantial or undue adverse effects on adjacent property.</p> <p><u>Staff Comment:</u> <i>The proposed elementary school would not result in substantial or undue adverse effects on adjacent property. As noted in zoning and development standard compliance and PUD decisional criteria above, the applicant will be required to improve public frontages, provide off-street parking, provide stormwater flow control and treatment, and install street frontage landscaping. Additionally, as referenced in the Design District D review (FOF 29) the building and site plan provide an aesthetically pleasing and pedestrian oriented development that will improve the existing conditions of the subject property. The new school is anticipated to result in an influx in pedestrian and vehicular traffic during school AM and PM peak hours. However, this change in traffic is not anticipated to result in substantial or undue adverse effects on adjacent properties as no level of service failures have been identified.</i></p>
✓	<p>d. Compatibility: The proposed use shall be compatible with the scale and character of the neighborhood.</p> <p><u>Staff Comment:</u> <i>The proposed elementary school is compatible with the scale and character of the neighborhood. The building main presence is located along Park Ave N. or the commercial side of the subject property. The building steps down and reduces its overall scale as it transitions east toward the residential area. By constructing a 3-story building, the programming results in a smaller overall building footprint that can be consolidated to the west side of the property. A buffer area of landscaping and the grass field provides additional transition to the residential area.</i></p>
✓	<p>e. Parking: Adequate parking is, or will be made, available.</p> <p><u>Staff Comment:</u> <i>Adequate parking is provided. The applicant's transportation report identifies a peak demand of 74 parking spaces. The proposal will provide 83 parking spaces onsite and new on-street parking along N. 3rd Street. Bus loading and unloading is proposed along Garden Ave N. Additionally, for special events, more parking capacity is available within the drop-off/pick-up queue, bus pull out, and offsite parking can be provided at the school district's transportation facility located north of the subject property.</i></p>
✓	<p>f. Traffic: The use shall ensure safe movement for vehicles and pedestrians and shall mitigate potential effects on the surrounding area.</p> <p><u>Staff Comment:</u> <i>Safe movement for vehicles and pedestrians will be provided. The applicant provided a transportation study that provided analysis for abutting intersections. No failures were found by adding the proposed elementary school trips to the City's transportation system. The applicant will provide frontage improvements and pedestrian enhancements. The applicant has proposed to prepare a transportation management plan that will assist student pick-up and drop-off procedures with the intent of making the process smooth and efficient thereby resulting in minimal impacts two times per day. See further discussion under FOF 26: PUD Decision Criteria – Circulation.</i></p>

	<p>g. Noise, Light and Glare: Potential noise, light and glare impacts from the proposed use shall be evaluated and mitigated.</p> <p><i>Staff Comment:</i> There will be temporary noise impacts associated with the construction of the school and long term noise associated with the operation of the school. The applicant has stated noise impacts consist of typical construction activity such as heavy machinery, vehicles arriving and leaving the site, and contractor tool-use. Most notably, the construction of the building's pile foundation system will occur over the course of a 6-8 week period. The applicant will utilize an alternative to pile driving method of installing the foundation via an auger cast method. A hollow stem auger drills to the design depth of approximately 50-feet and when removed the pile grout is injected into the hole. This method is less impactful than driving piles and does not cause ground vibrations.</p> <p>The applicant proposes the following additional methods of controlling noise impacts: locating stationary equipment away from neighboring properties, erecting portable noise barriers around loud stationary equipment, turning off idling construction equipment, require contractors to rigorously maintain all equipment, and train construction crews to avoid unnecessarily loud action near noise sensitive areas. These methods are included as mitigation measures in the school district's MDNS (Exhibit 7) and recommended to be adopted in full as conditions of approval.</p> <p>Long term noise impacts associated with the school include vehicle traffic noise during pick-up/drop-off, bus loading/unloading, truck delivery, and noise associated with large groups of children. These impacts will be predominately during the weekday throughout the school year. Additionally, school bus operators will be instructed to turn off engines and not idle during loading and unloading. These two mitigation measures are included in the school district's MDNS and recommended to be adopted in full as conditions of approval.</p> <p>Truck delivery noise impacts should be minimal. Delivery access will be limited to the N. 3rd St. driveway and south portion of the subject site. School children playing outside will be an impact limited during the school day.</p> <p>The school building, parking lot, and grounds will be lit after dusk each evening for safety purposes. The school district's MDNS has included mitigation measures that include: minimizing exterior lighting to only what is required for life safety and security, 25-foot maximum height for pole-mounted fixtures, direct light away from site perimeter, and the use of cut-off light fixtures. Further, RMC 4-4-075 provides standards that limit light trespass such as parking lot pole height limitations of 25-feet with cut-off type luminaire and building lights directed onto itself or the ground immediately abutting it. As mentioned previously in FOF 26- Building and site design and FOF 29 Lighting, staff has recommended as a condition of approval a lighting plan be submitted for review with the building permit application. Standards for design review and compliance with exterior lighting standards will be reviewed with the building permit submittal.</p>
	<p>h. Landscaping: Landscaping shall be provided in all areas not occupied by buildings, paving, or critical areas. Additional landscaping may be required to buffer adjacent properties from potentially adverse effects of the proposed use.</p> <p><i>Staff Comment:</i> The applicant has proposed street frontage landscaping along the perimeter of the subject property with the exception of the plaza area at Park Ave N. and N. 3rd St., driveways, and pedestrian connections. Additionally landscaping is</p>

provided within the interior of the surface parking area, a large grass play area located on the east portion of the property, and within planter boxes proposed in the plaza and pedestrian walkway adjacent to the parent pick-up/drop-off zone. See FOF 23 – Landscaping and FOF 26 Overall Design-Landscape/Screening.

I. CONCLUSIONS:

1. The subject site is located in the Residential Medium Density (MD), Residential High Density (HD), and Commercial Mixed Use (CMU) Comprehensive Plan designations and complies with the goals and policies established within these designations if all conditions of approval are met, see FOF 22.
2. The subject site is located in the Residential-8 (R-8), Residential-10 (R-10), Commercial Neighborhood (CN), and Commercial Arterial (CA) zoning designations. Through the PUD the applicant requests application of the CA zoning designation for the entire property. The proposal complies with the CA zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 23.
3. The proposal complies with the Critical Area Regulations provided the applicant complies with City Code and conditions of approval, see FOF 24.
4. The proposal complies with the Planned Urban Development provided the applicant complies with City Code and conditions of approval, see FOF 25, 26, and 28.
5. There are adequate public services and facilities to accommodate the proposed development, see FOF 27.
6. The proposal complies with the Design District D overlay regulations provided the applicant complies with City Code and conditions of approval, see FOF 29.
7. The proposal complies with Conditional Use Permit decisional criteria provided the applicant complies with City Code and conditions of approval, see FOF 30.
8. Key features, which are integral to this project include the following PUD modification recommendations:

RMC Code Citation	Required Standard	Recommended Modification
RMC 4-2-100 Zoning Standards Tables	There are four (4) separate tables dealing with the various land use categories and zones which contain the minimum and, in some cases, maximum requirements of the zone.	The application of a single zoning classification (CA) and corresponding Design District 'D' for the entire site for the purposes of review.
RMC 4-2-120A Development Standards for Commercial Zoning Designations	20-foot maximum side yard along a street setbacks	Exceed maximum side yard along N. 3 rd St. to provide a 72-foot setback and N. 4 th St. to provide a 135-foot setback. A 52-foot and 115-foot modification, respectively.
RMC 4-6-060F Street Standards	Residential Access Street Standards for Garden Ave N.	Staff Recommended Alteration – Maintain existing curb-line, 12-foot sidewalks, street trees in tree wells, and bulb-outs.

RMC 4-6-060F Street Standards – Staff Recommended	Principal Arterial Street Standards for N. 3 rd St.	Curb-bulbs and on-street parking along the north side of N. 3 rd St.
RMC 4-3-100 Urban Design Standards	Parking shall be located so that no surface parking is located between a building and the front property line; and/or a building and the side property line (when on a corner lot).	Eight parking spaces are proposed between the building and side property line along N. 3 rd St.
RMC 4-3-100 Urban Design Standards	Plaza located at Park Ave N. and N. 4 th St.	Relocate plaza to front pf building at Park Ave N and N. 3 rd St.
RMC 4-3-100 Urban Design Standards	Any facade visible to the public shall be comprised of at least fifty percent (50%) transparent windows and/or doors for at least the portion of the ground floor facade that is between four feet (4') and eight feet (8') above ground (as measured on the true elevation).	Frosted glass in areas along the south façade.
RMC 4-4-070 Landscaping	Ten-feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways or those projects with reduced setbacks.	No street frontage landscaping in areas between the public plaza and street.
RMC 4-4-080F, Parking, Loading, and Driveway Regulations	Based on the proposed number of employees, a minimum and maximum of 60 parking spaces would be required/allowed in order to meet code.	The applicant proposed a total of 83 spaces within surface parking areas. The proposal exceeds the maximum parking stall requirements by 23 spaces.
RMC 4-4-080F, Parking, Loading, and Driveway Regulations	1 off-street parking space for each bus of a size sufficient to park each bus	Bus Parking is proposed on Garden Ave N.
RMC 4-4-080I, Parking, Loading, and Driveway Regulations	The width of any driveway shall not exceed thirty feet (30') exclusive of the radii of the returns or the taper section, the measurement being made parallel to the centerline of the street roadway.	Driveway width on N. 3 rd St. proposed at 52-feet. Driveway exceeds standards by 22-feet to accommodate delivery truck.
RMC 4-4-090, Refuse and Recyclables Standards	The gate opening for any separate building or other roofed structure used primarily as a refuse or recyclables deposit area/collection point shall have a vertical clearance of at least fifteen feet (15').	Proposed enclosure that provides a vertical clearance of 9.5-feet.

J. RECOMMENDATION:

Staff recommends approval of the New Sartori Elementary School File No. LUA16-000692, as depicted in Exhibit 2, subject to the following conditions:

1. The applicant shall comply with the mitigation measures issued as part of the Mitigated Determination of Nonsignificance issued by the Renton School District on October 21, 2016
2. The applicant shall record a formal Lot Combination in order to ensure the proposed buildings are not built across property lines. The instrument shall be recorded prior to building permit approval.
3. The applicant shall submit revised site plans that locate the covered play area structure in an area compliant with the 15-foot minimum rear setback. The plans shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
4. The applicant shall submit a detailed landscape plan that provides specific detail for the number or types of trees and shrubbery to the Current Planning Project Manager prior to construction permit approval complying with applicable sections of RMC 4-4-070.
5. The applicant shall submit a detailed plan set identifying the location and screening provided for roof mounted equipment. The revised plan set shall be submitted to, and approved by, the Current Planning Project Manager, prior to building permit approval.
6. The applicant shall provide an updated arborist report that provides analysis for the potential to retain trees 29, 30, and 31 on the tree retention plan with the new Garden Ave N. cross section. The trees shall be retained if viable; otherwise replacement at the required 6:1 caliper inch ration will be required for any of the three (3) trees that cannot be retained. The arborist report shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
7. The applicant shall submit a revised landscape plan that identifies the replacement trees meeting the replacement requirements of RMC 4-4-130. The landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.
8. The applicant shall submit a source statement certified by a professional engineer or geologist licensed in the State of Washington meeting the requirements of RMC 4-4-060N.4 or provide documentation that fill will be obtained from a Washington State Department of Transportation (WSDOT) approved source as allowed by RMC 4-4-060N.4.g. The source statement or WSDOT documentation shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.
9. The applicant shall submit a truck loading diagram that attempts to narrow the proposed 52-foot wide driveway and curb radii to the minimum width needed to accommodate the delivery truck. If the driveway cannot be narrowed, then the applicant shall provide a design that includes a pedestrian refuge area in the middle of the driveway that shortens the crossing distance. The diagram and/or plan shall be submitted to the Current Planning Project Manager prior to issuing the construction permit.
10. The applicant shall submit revised site and utility plans for Garden Ave. N. that provide the curb-line maintained in its existing location, 12-foot sidewalks, street trees in tree grates, and curb-bulbs meeting city standards at the intersections of N. 4th St. and N. 3rd St. The plans shall be submitted to and approved by the Current Planning Project Manager and Engineering Plan Reviewer prior to construction permit approval.
11. The applicant shall submit a revised landscape plan that replaces all five trees shown to be retained on Park Ave N. The plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.

12. The applicant shall submit revised site and utility plans for N. 3rd St. that provides curb-bulbs meeting the City's standard on the property's frontage at Park Ave N and Garden Ave N. thereby creating a row of on-street parking along the north side of N. 3rd St. The plans shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.
13. The applicant shall submit a revised landscape plan that provides the new street frontage section along N. 3rd St. and either the retention of the four (4) trees if possible or the replacement of the trees due to the modified street frontage. The plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
14. The applicant shall create a public outreach sign in coordination with City of Renton to communicate with road users, the general public, area residences and businesses, and appropriate public entities about project information; road conditions in the work zone area; and the safety and mobility effects of the work zone. The sign shall be placed on site prior to construction commencement.
15. The applicant shall submit a detailed plaza plan that identifies compliance with lighting levels of four (4) foot candles on the ground, minimum seating areas, and other applicable pedestrian –oriented space qualifiers in RMC 4-9-1501c. The detailed plaza plan shall also include detail cut sheets of the bench, planter boxes, and any other streetscape elements that will be provided. The plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
16. The applicant shall provide a revised refuse and recycling enclosure plan that provides a detail cut-sheet of the self-closing door mechanism. The plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
17. The applicant shall submit a revised site plan that provides the proposed material for the pedestrian pathway in the south parking lot. The plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
18. The applicant shall provide detailed specifications for all site furniture and art, in order to ensure durable, vandal- and weather-resistant materials are used. The specifications shall be submitted to, and approved by, the Current Planning Project Manager prior building permit approval.
19. The applicant shall provide additional articulation and/or modulation features on the north and south end of Park Ave N. façade and the west side of the N. 4th St. facade. Staff has suggested the applicant wrap the curtain wall around the corner along the south end of the Park Ave N. façade. Artwork, additional glazing, and modulation are suggested on the north end of the Park Ave N façade and west side of the N. 4th St. façade. A revised elevation plan shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.
20. The applicant shall submit revised elevations that provide increased height or the perception of increased height on the ground floor. The plans shall be submitted for review and approval by the Current Planning Project Manager prior to building permit approval.
21. The applicant shall submit a lighting plan that adequately provides for public safety without casting excessive glare on adjacent properties; provides ornamental lighting fixtures; and otherwise complies with exterior lighting requirements of RMC 4-4-075.
22. The applicant shall submit a materials board subject to the approval of the Current Planning Project Manager prior to building permit approval. The board shall include color and materials for the façade treatments, raised planters, siding, windows/frames, and canopies.